

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Benjamin Walter Dunham
3668 Westover Road
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED EIGHTY THREE THOUSAND AND 00/100 Dollars (\$183,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Judith W. Dunham, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin Walter Dunham** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Final Plat of Muddy Prong Creek as recorded in Map Book 51, Page 49 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$183,000.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 18th day of April, 2023.

Judith W. Dunham (SEAL)
Judith W. Dunham

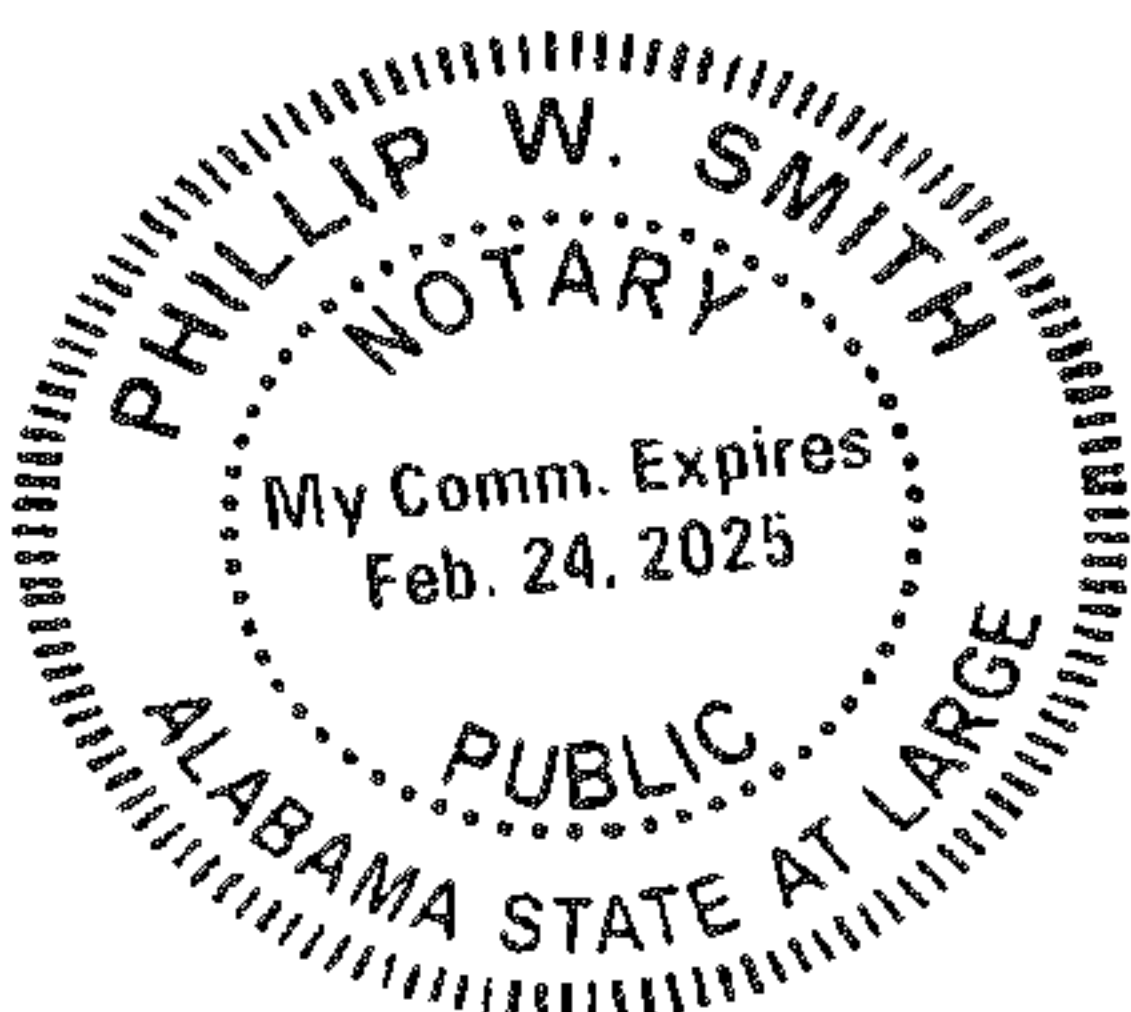
GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith W. Dunham whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2023.



[Signature]
NOTARY PUBLIC

My Commission Expires: 02/24/2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | <u>Judith W. Dunham</u> | Grantee's Name | <u>Benjamin Walter Dunham</u> |
| Mailing Address | <u>360 Woodward Court</u> Birmingham, AL 35242 | Mailing Address | <u>3610 Westover Road</u> Sterrett, AL 35147 |
| Property Address | <u>3610 Westover Road</u> Sterrett, AL 35147 | Date of Sale | <u>April 18, 2023</u> |
| | | Total Purchase Price | <u>\$183,000.00</u> |
| | | Or | |
| | | Actual Value | \$ _____ |
| | | Or | |
| | | Assessor's Market Value | \$ _____ |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Appraisal
 Sales Contract
 Other:
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief, that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

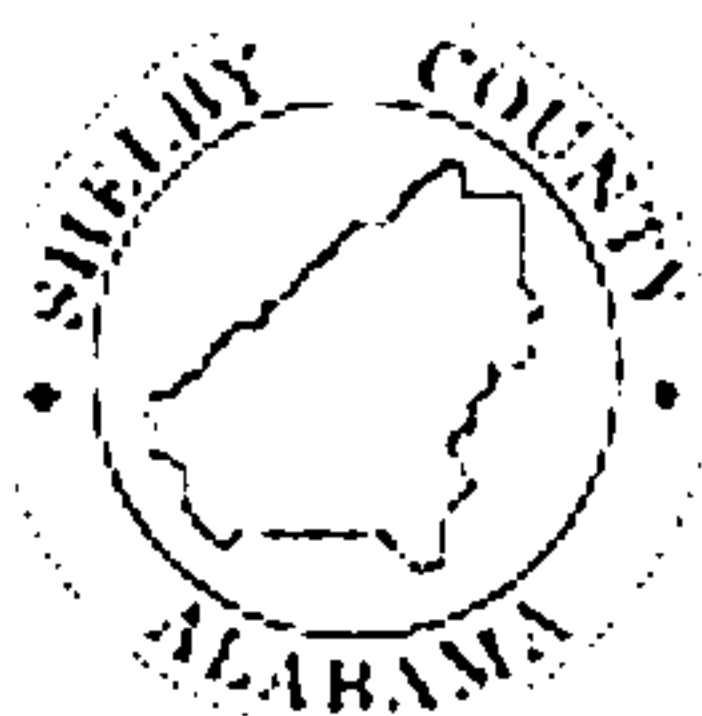
Date 4-18-2023 Print: Phillip W. Smith

Unattested (verified by)

Sign
(Grantor/Grantee/ Owner/Agent) Circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/19/2023 08:49:40 AM
 \$29.00 PAYGE
 20230419000111990

Form RT-1



Allen S. Beal