

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Anthony S Eaves
Doreen S Eaves
209 Normandy Lane
Chelice, AL 35043

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of SIX HUNDRED EIGHTY THOUSAND and 00/100 Dollars (\$680,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, George Shunnarah and Linda Shunnarah, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Anthony S. Eaves and Doreen S. Eaves, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

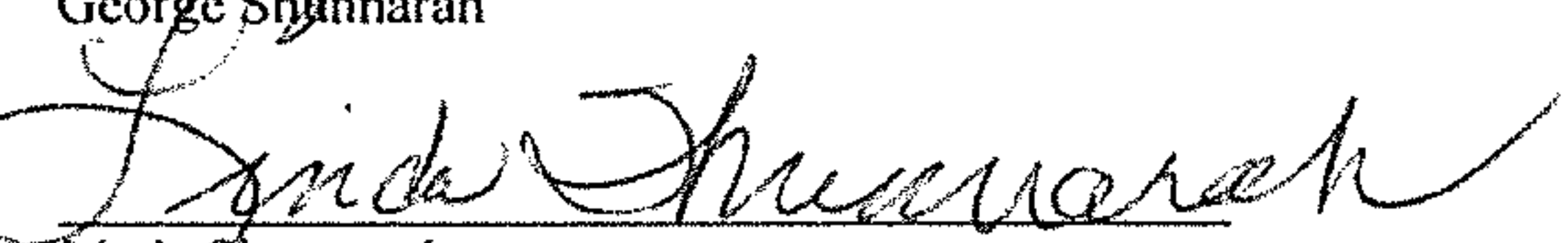
Lot 22-A, according to a Resurvey of Lots 22 and 23, Courtyard Manor, as recorded in Map Book 49, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2023 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

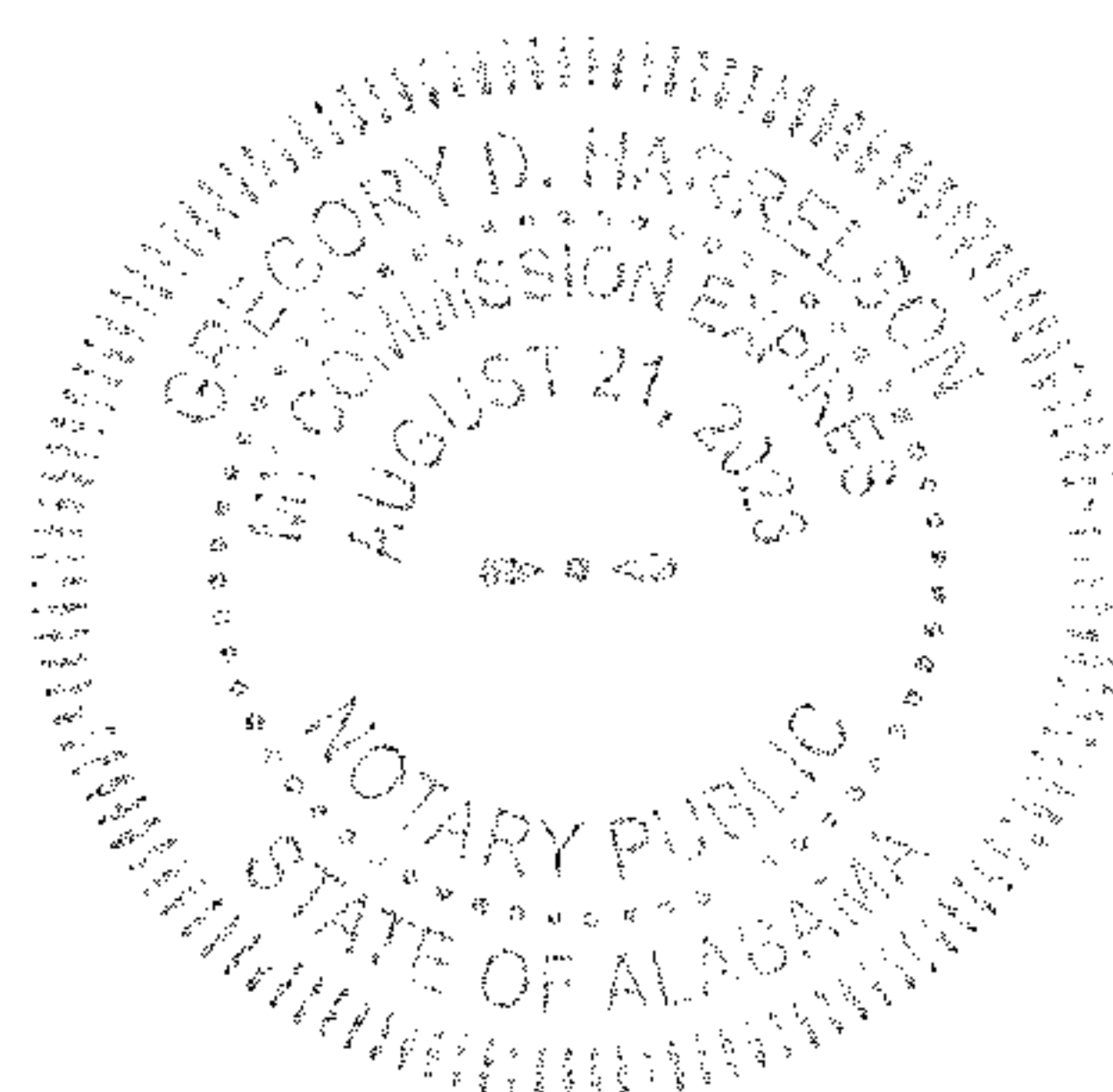
IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 19th day of May, 2023.

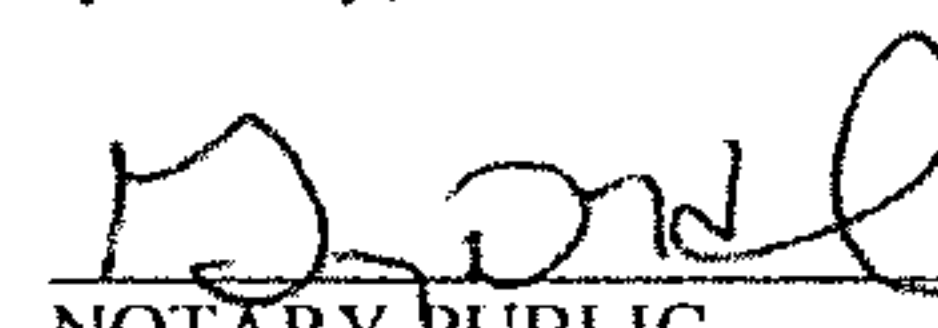

George Shunnarah

Linda Shunnarah

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Shunnarah and Linda Shunnarah, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of May, 2023.




NOTARY PUBLIC
My Commission Expires: 8/21/23

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name George Shunnarah
 Mailing Address Linda Shunnarah
209 Normandy Lane
Chelsea, AL 35043

Grantee's Name Anthony S Eaves
 Mailing Address Doreen S Eaves
201 Canter Court
Mount Juliet, TN37122

Property Address 209 Normandy Lane
Chelsea, AL 35043

Date of Sale 05/19/2022
 Total Purchase Price \$ 680,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/26/2023 10:51:32 AM
 \$705.00 PAYGE
 20230526000158560

Allen S. Byrd

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 5-19-23

Print George Shunnarah

Unattested

Sign *George Shunnarah*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1