

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

1365 Lay Dam Road
Clanton AL 35045

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Ninety-Five Thousand and 00/100 (\$295,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Roy Edward Dunaway, a Single person, in hand paid by the GRANTEE(S), Charles Alan Childress and Lesia Mills Childress, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), 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:

Begin at the SE corner of the NE1/4 of SW1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian; thence run North along East line of said NE1/4 of SW1/4 a distance of 953.11 feet; thence left an angle of 90°00' a distance of 115.0 feet for point of beginning; thence turn an angle of 55°24'20" a distance of 48.5 feet; thence right an angle of 118°08'10" and run Northwesterly a distance of 331.89 feet to water's edge of Lay Lake; turn right an angle of 55°34'20" a distance of 11.51 feet along said water's edge; turn right an angle of 57°25' along said water's edge a distance of 95.76 feet; thence turn right an angle of 78°10'25" and run Southeasterly a distance of 283.49 feet to the point of beginning; being in NE1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

Prior Deed Reference: Book 296, Page 43.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

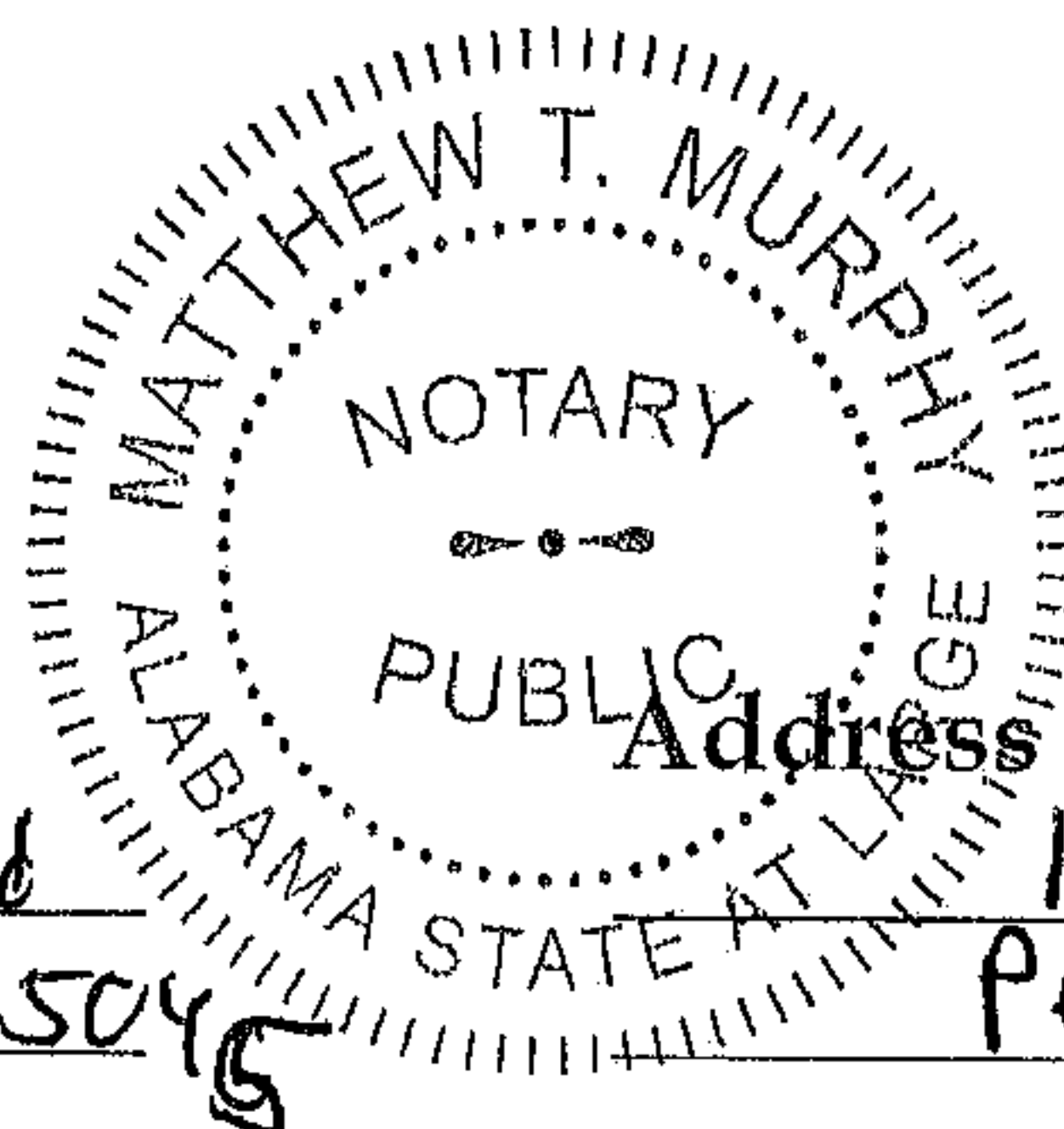
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 7th day of September, 2023.

Roy Edward Dunaway
Roy Edward Dunaway

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Roy Edward Dunaway** is(are) signed to the foregoing conveyance, and who is(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 7th day of September, 2023.



[Signature]
NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:

1305 Lay Dam Rd
Clanton, AL 35045

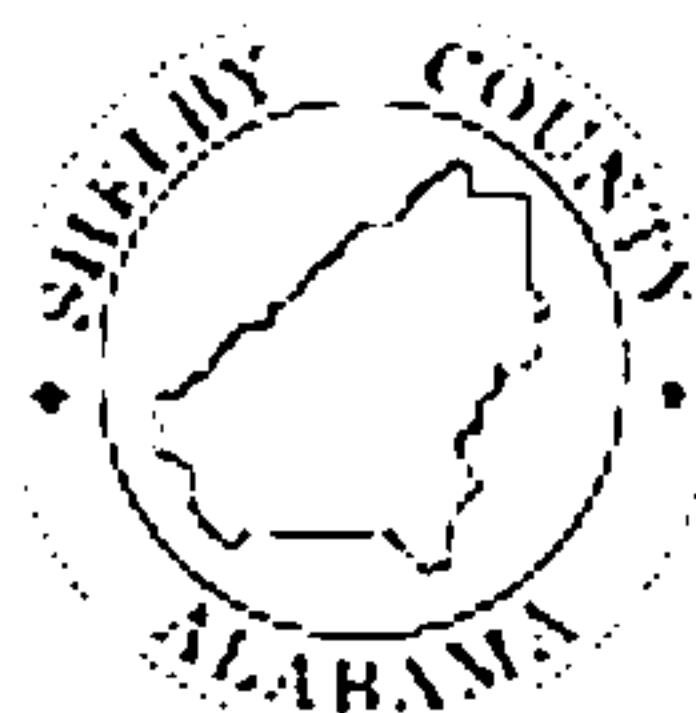
Address of Grantor:

1360 Hwy 33
Pelham, AL
35724

Property Address:

109 Spinner Drive
Shelby, AL 35143

Real Value: \$295,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2023 01:17:42 PM
\$320.00 BRITTANI
20230908000272280

Allie S. Bayl