

THIS INSTRUMENT PREPARED BY:
Barnes & Barnes Law Firm, P.C.
8107 Parkway Drive
Leeds, Alabama 35094
205-699-5000
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Send Tax Notice To:
Deborah Dawkins
142 Liberty Road
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Dollars (\$100.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Andrew Shirley, an unmarried man, and Deborah Dawkins, a married woman, individually and as the Personal Representative of the Estate of Donald Wayne Shirley, Sr., deceased**, Probate Court of Shelby County, Alabama Case # PR-2020-000964 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Deborah Dawkins and Gregory Lee Dawkins** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 00 DEGREES 39 MINUTES 18 SECONDS WEST, A DISTANCE OF 829.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 54 MINUTES 06 SECONDS EAST A DISTANCE OF 501.59 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 439, 60' R.O.W.; THENCE SOUTH 48 DEGREES 14 MINUTES 34 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 148.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1670.00, A CENTRAL ANGLE OF 11 DEGREES 14 MINUTES 33 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 42 DEGREES 37 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 327.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 327.68 FEET; THENCE SOUTH 37 DEGREES 00 MINUTES 02 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 74.40 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 04 SECONDS EAST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 360.68 FEET; THENCE NORTH 49 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 365.84 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE SURVEY OF RODNEY Y. SHIFLETT, AL. REG. #21784, DATED NOVEMBER 3, 2009.

CHAIN OF TITLE: This being the same property conveyed from Roger Eiland and Robin C. Eiland to Donald Shirley and Lynette Shirley by deed dated 04/30/2010 and filed 04/20/2010 in Instrument #20100420000120810

WHEREAS, Donald Wayne Shirley, Sr. died testate on August 7, 2020;

WHEREAS, on December 23, 2020, the decedent's will (the "Will") was admitted to probate in the Office of the Judge of Probate of Shelby County, Alabama Case No PR 2020-000964 and

Letters of Administration were issued to Deborah Diane Dawkins;

WHEREAS, the undersigned Grantor desires to transfer and convey the Property to the Grantee as Alabama law provides.

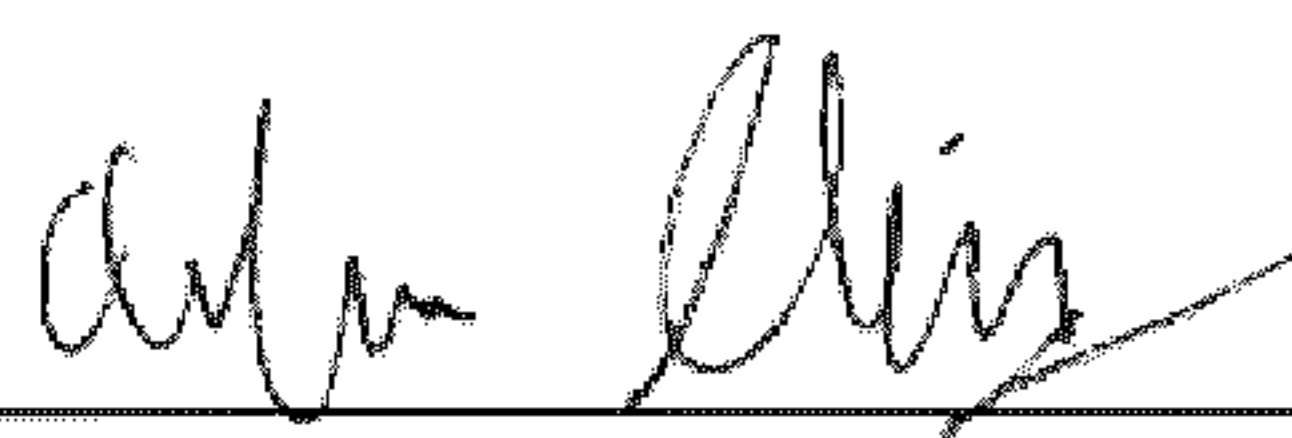
Deborah Diane Shirley Dawkins and Deborah Diane Dawkins are one and the same person.

Said property is conveyed without the benefit of title insurance or title examination. Legal Description was provided by grantor.

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 said Grantee, his, her or 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 stated 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 seal(s) this 13th day of June, 2024.



Andrew Shirley, Individually

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Andrew Shirley**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily, with full authority, on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2024.



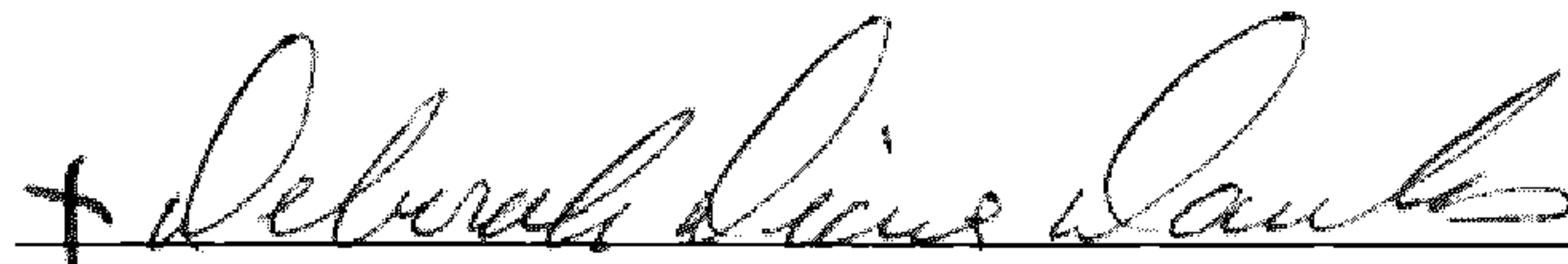
Notary Public

MCE: 10-10-26

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 said Grantee, his, her or 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 stated 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 seal(s) this 20th day of June, 2024.



Deborah Diane Dawkins, as Personal Representative
of the Estate of Donald Wayne Shirley, Sr., Deceased

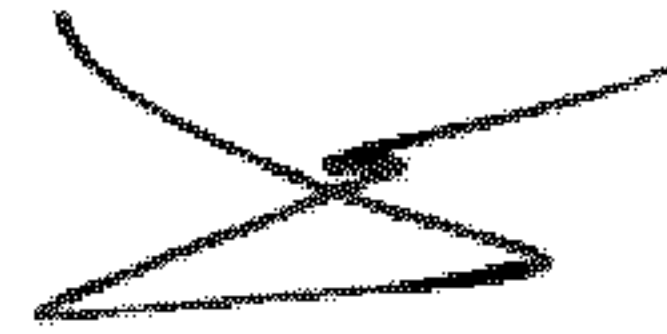


Deborah Diane Dawkins, Individually

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Deborah Diane Dawkins, as Personal Representative of the Estate of Donald Wayne Shirley, Sr., deceased, and Deborah Diane Dawkins, individually**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily, with full authority, on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2024.



Notary Public

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

Grantor's Name:	ESTATE OF DONALD WAYNE SHIRLEY, SR.	Grantee's Name:	GREGORY LEE DAWKINS and DEBORAH DIANE DAWKINS
Mailing Address:	142 LIBERTY RD. CHELSEA, AL 35043	Mailing Address:	142 LIBERTY RD. CHELSEA, AL 35043
Property Address:	142 LIBERTY RD. CHELSEA, AL 35043	Date of Sales	June 20th, 2024
		Total Purchase Price:	(\$225,000.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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: June 20th, 2024

_____ Unattested

_____ (verified by)

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2024 08:13:01 AM
\$36.00 JOANN
20240621000185560

Allen S. Bayl