

Send Tax Notice to:
Chadwick W. Dunaway & Amy H. Dunaway
4528 Cayce Lane
Hoover, AL 35244

STATE OF ALABAMA)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$455,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **LAUREN C. DUCKWORTH nka LAUREN C. DUCKWORTH OLIVER and SPENCER G. OLIVER, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **CHADWICK W. DUNAWAY and AMY H. DUNAWAY** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 41, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46, and 47, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$315,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Lauren C. Duckworth, the grantee in deed recorded in Instrument No. 20191031000402860, is one and the same person as Lauren C. Duckworth Oliver.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of July, 2024.



LAUREN C. DUCKWORTH OLIVER



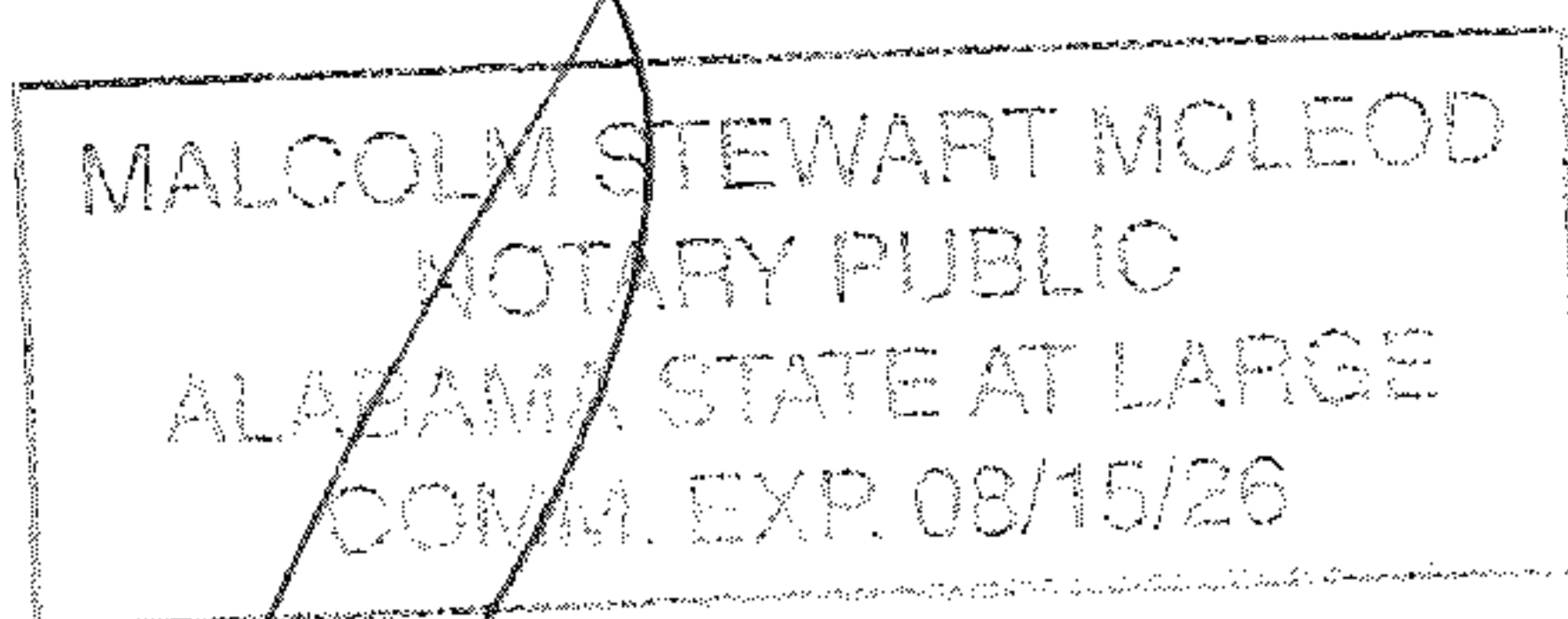
SPENCER G. OLIVER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that S. **LAUREN C. DUCKWORTH OLIVER and SPENCER G. OLIVER**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of July, 2024.

NOTARY PUBLIC
My commission expires:



Alli S. Bayal