

STATE OF ALABAMA

COUNTY OF SHELBY

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**WARRANTY DEED**



20250827000263350 1/3 \$309.50  
Shelby Cnty Judge of Probate, AL  
08/27/2025 03:22:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eighty One Thousand Four Hundred Eighty (\$281,480.00) Dollars and other good and valuable consideration to the undersigned, Paul D. Dunaway and wife Cynthia K. Dunway, herein referred to as Grantors, in hand paid by Rachel Dunaway, a single woman and Nathan Dunaway, a married man, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

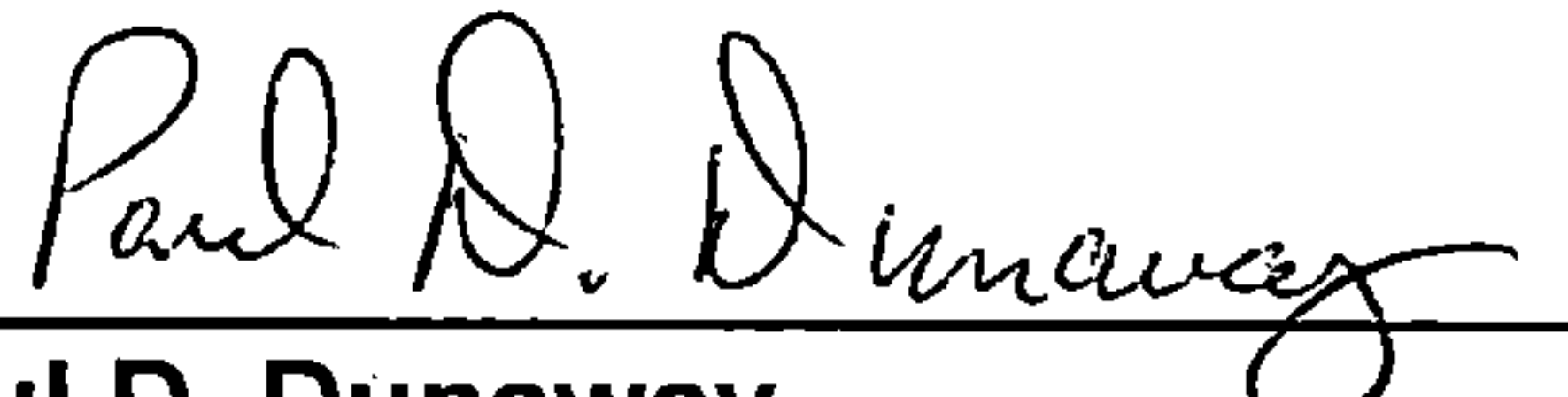
Grantors, Paul D. Dunaway and wife Cynthia K. Dunway, herein reserve for themselves a Life Estate in the attached described property.

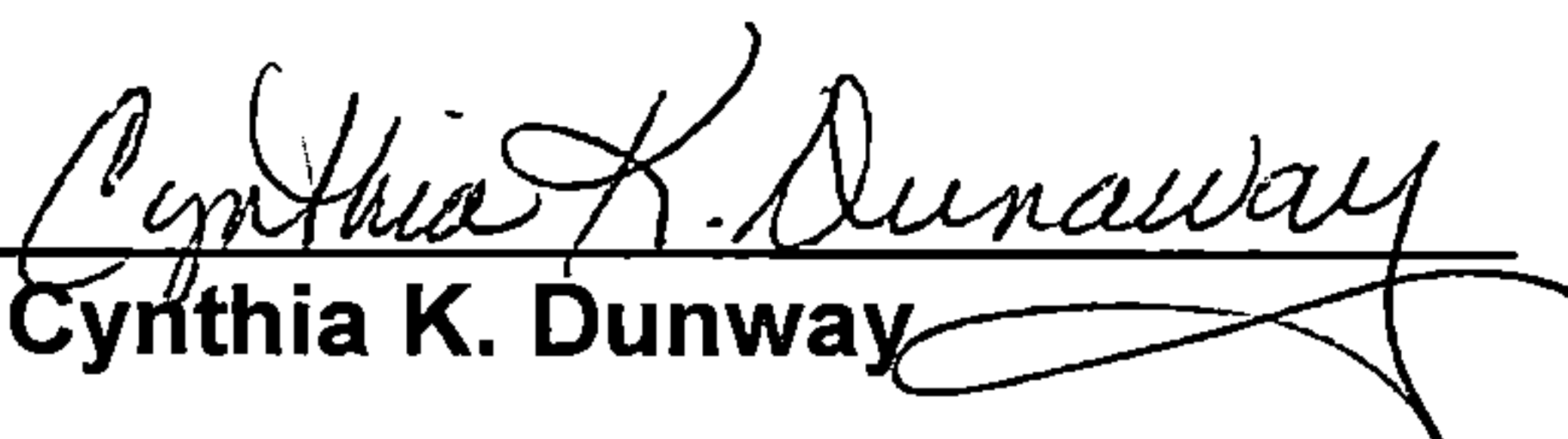
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantees herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 21st day of August, 2025.

  
Paul D. Dunaway

  
Cynthia K. Dunaway


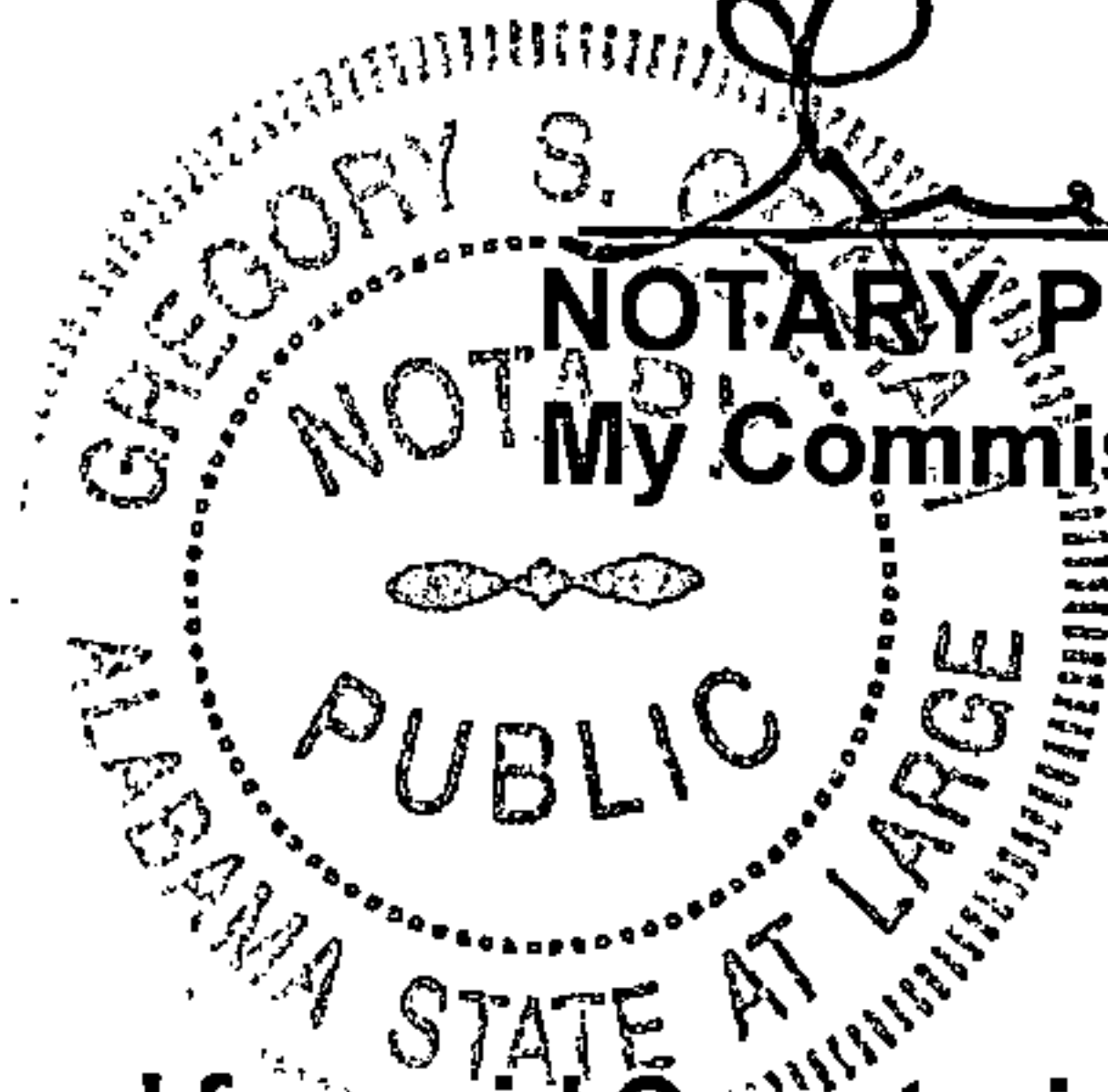
Shelby County, AL 08/27/2025  
State of Alabama  
Deed Tax: \$281.50

STATE OF ALABAMA,  
TALLADEGA COUNTY.

20250827000263350 2/3 \$309.50  
Shelby Cnty Judge of Probate, AL  
08/27/2025 03:22:08 PM FILED/CERT

I, the undersigned authority, in and for said County, in said State, hereby certify that, Paul D. Dunaway, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 21<sup>st</sup> day of August, 2025.

  
NOTARY PUBLIC  
My Commission Expires: 01/18/2028  


STATE OF ALABAMA,  
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Cynthia K. Dunaway, a married woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of August, 2025.

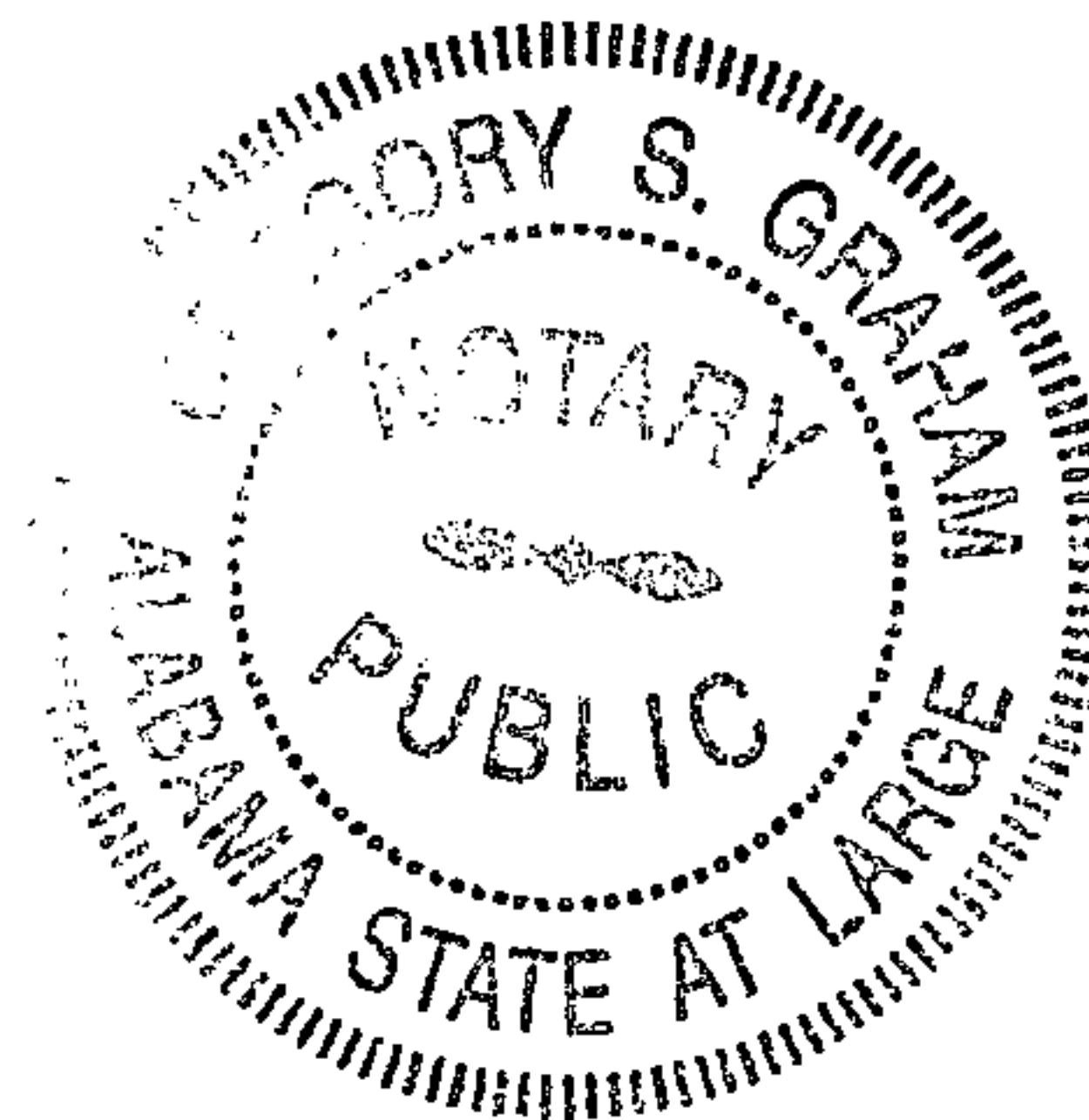
  
NOTARY PUBLIC  
My Commission Expires: 01/18/2028

*This document prepared by:*  
Gregory S. Graham, P.C.  
P. O. Drawer 307  
Childersburg, AL 35044

*Please Send Tax Notice To Grantee's Address at:*  
Paul D. Dunaway  
Cynthia K. Dunaway  
6716 Highway 55  
Wilsonville, Alabama 35186

**Grantors Address:**  
Nathan Dunaway  
6716 Highway 55  
Wilsonville, Alabama 35186

**Property Address:**  
6716 Highway 55  
Wilsonville, Alabama 35186





20250827000263350 3/3 \$309.50  
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## EXHIBIT "A"

A parcel of land located in the SE1/4, Section 5, Township 20, Range 1 East, and in the SW 1/4 of Section 4, Township 20, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the Southeast corner of Section 5, run West along the South boundary line of Section 5, Township 20, Range 1 East, for a distance of 109.6 feet to the East right of way line of Shelby County Highway #55; thence turn 83 degrees 37 minutes right and run 208.6 feet to a point on the East right of way of Shelby County Highway #55; thence turn an angle of 95 degrees 15 minutes right and run 1470 feet, more or less, to the center line of Yellow Leaf Creek; thence Southeasterly along the center line of said creek to the South boundary line of Section 4, Township 20, Range 1 East for a distance of 1443.0 feet, more or less, to the point of beginning situated in Shelby County, Alabama.