

WARRANTY DEED

STATE OF ALABAMA

County of Shelby

Send Tax Notice To:
MATTHEW J. DUNLAP AND AMANDA
C DUNLAP
1821 LAKE KNOLL DR
HELENA AL 35080

Know all men by these presents:

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$ 115,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT MOORE, A SINGLE PERSON(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: MATTHEW J. DUNLAP AND AMANDA C DUNLAP (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 33, TOWNSHIP 20 SOUTH RANGE 3 WEST SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA: THENCE S 00°51'41" E A DISTANCE OF 274.87', THENCE S 00°40'39" E A DISTANCE OF 601.04' TO A POINT IN THE CENTERLINE OF BEAVERDAM CREEK; THENCE ALONG THE CENTERLINE OF BEAVERDAM CREEK THE FOLLOWING BEARINGS AND DISTANCES: N 81°40'22" W A DISTANCE OF 19.74'; S 45°24'30" W A DISTANCE OF 55.69'; S 61°50'40" W A DISTANCE OF 49.02'; N 12°20'33" W A DISTANCE OF 75.33'; N 42°49'39" W A DISTANCE OF 80.75'; N 00°45'39" W A DISTANCE OF 40.13'; N 14°23'07" E A DISTANCE OF 76.28'; N 51°48'56" W A DISTANCE OF 39.14'; S 62°16'18" W A DISTANCE OF 172.99'; N 69°07'33" W A DISTANCE OF 113.08'; N 45°45'35" W A DISTANCE OF 149.53'; N 73°58'02" W A DISTANCE OF 174.50'; S 84°40'30" W A DISTANCE OF 284.00'; N 67°57'16" W A DISTANCE OF 64.19'; N 39°30'25" W A DISTANCE OF 75.81'; N 12°49'16" W A DISTANCE OF 110.79'; N 11°39'11" E A DISTANCE OF 200.89'; N 20°09'02" E A DISTANCE OF 99.65'; N 70°35'39" E A DISTANCE OF 219.88'; N 17°26'59" E A DISTANCE OF 51.43'; THENCE S 88°56'57" E AND LEAVING SAID CENTERLINE, A DISTANCE OF 249.88'; THENCE S 87°59'09" E A DISTANCE OF 576.02' TO THE POINT OF BEGINNING.

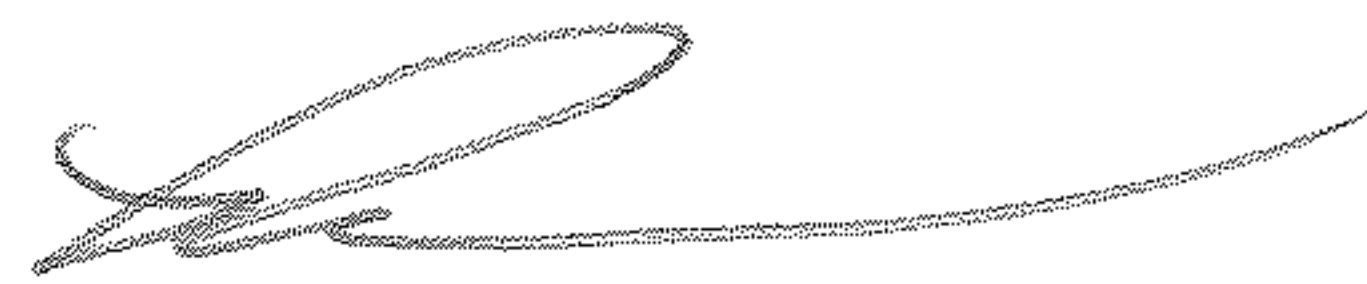
Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

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 the said GRANTEES, 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 noted 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 GRANTEES, 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 23rd day of December, 2025



ROBERT MOORE

STATE OF Alabama
COUNTY Jefferson

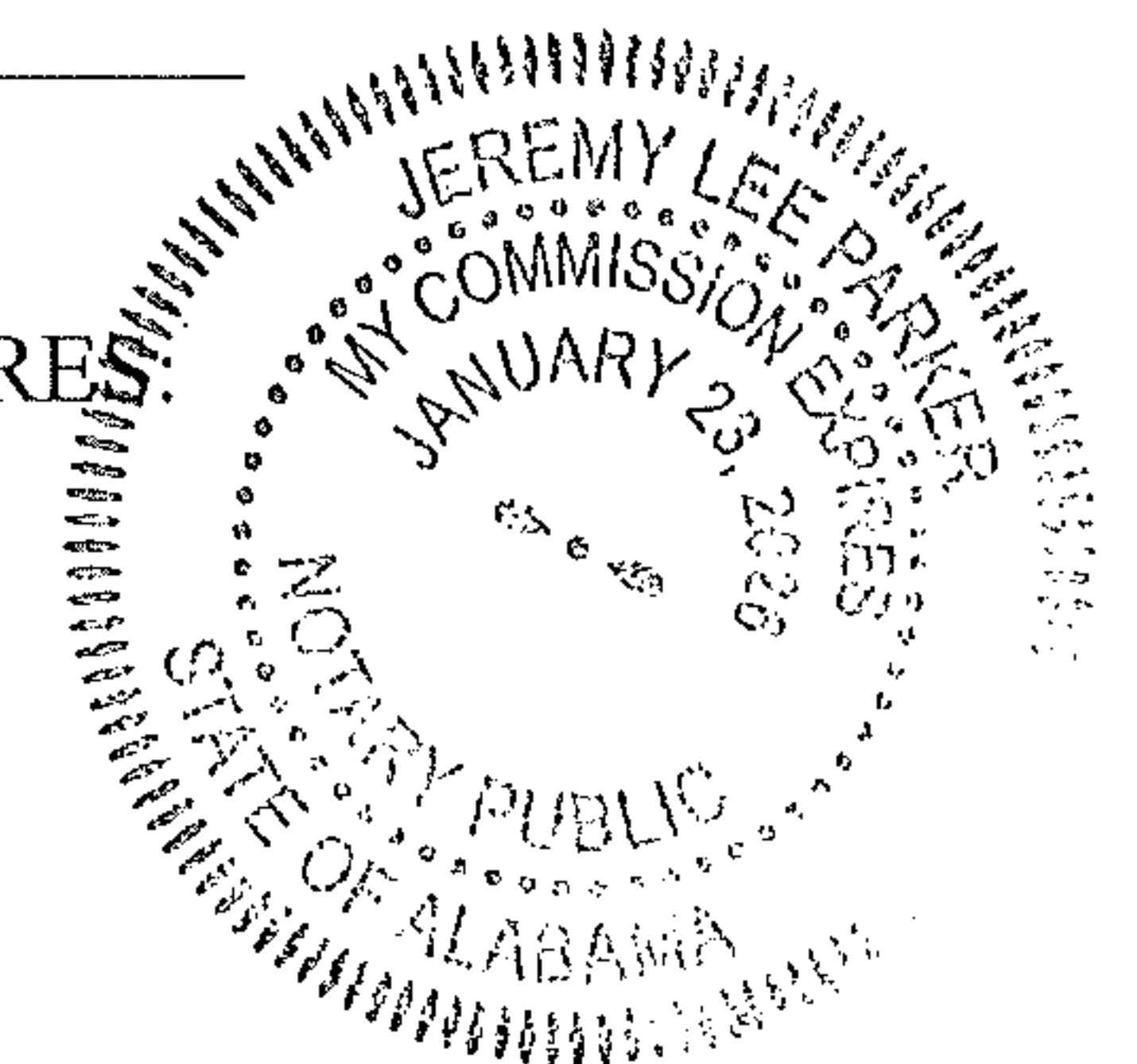
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ROBERT MOORE whose name(s)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 HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2025



NOTARY PUBLIC
MY COMMISSION EXPIRES



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

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

Grantor's Name _____ Mailing Address 821 LAKE KNOLL DR _____ Helena, AL 35080 _____ _____ Property Address 13-8-33-0-000-029.016 and 029.001 _____ Helena, AL 35080 _____ _____	Grantee's Name _____ Date of Sale _____ December 23, 2025 Total Purchase Price _____ \$115,000.00 Or Actual Value _____ \$ Or Assessor's Market Value _____ \$ _____	MATTHEW J. DUNLAP _____ 1821 LAKE KNOLL DR _____ HELENA AL 35080 _____
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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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other to |
| <input checked="" type="checkbox"/> 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: 12/23/2025

Print ROBERT MOORE

Sign: _____

(verified by)

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 03:53:12 PM
\$143.00 JOANN
20260303000061660

Alli S. Bevil