

AFTER RECORDING RETURN TO:
DUNAWAY REAL ESTATE GROUP LLC and
STEPHEN MCLEAN PARKS
2290 Highway 231
Vincent, AL 35178
File No. 3553585-1

MAIL TAX STATEMENTS TO:
DUNAWAY REAL ESTATE GROUP LLC and
STEPHEN MCLEAN PARKS
2290 Highway 231
Vincent, AL 35178

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel: 21 9 32 0 000 010.001

STATUTORY WARRANTY DEED

THIS DEED made and entered into on this 25 day of MARCH 2026, by and between **FREEDOM MORTGAGE CORPORATION**, located at 11988 Exit 5 Pkwy, BLDG 4, Fishers, IN 46037, hereinafter referred to as Grantor(s) and **DUNAWAY REAL ESTATE GROUP LLC**, located at 2290 Highway 231, Vincent, AL 35178, and **STEPHEN MCLEAN PARKS**, a single man, residing at 711 North Horton Road, Wilsonville, AL 35186, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Eighty Four Thousand Three Hundred Sixty and 00/100 Dollars (\$84,360.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 919 HIGHWAY 97, COLUMBIANA, AL 35051

Prior instrument reference: Instrument Number: 20250610000177190, Recorded: 06/10/2025

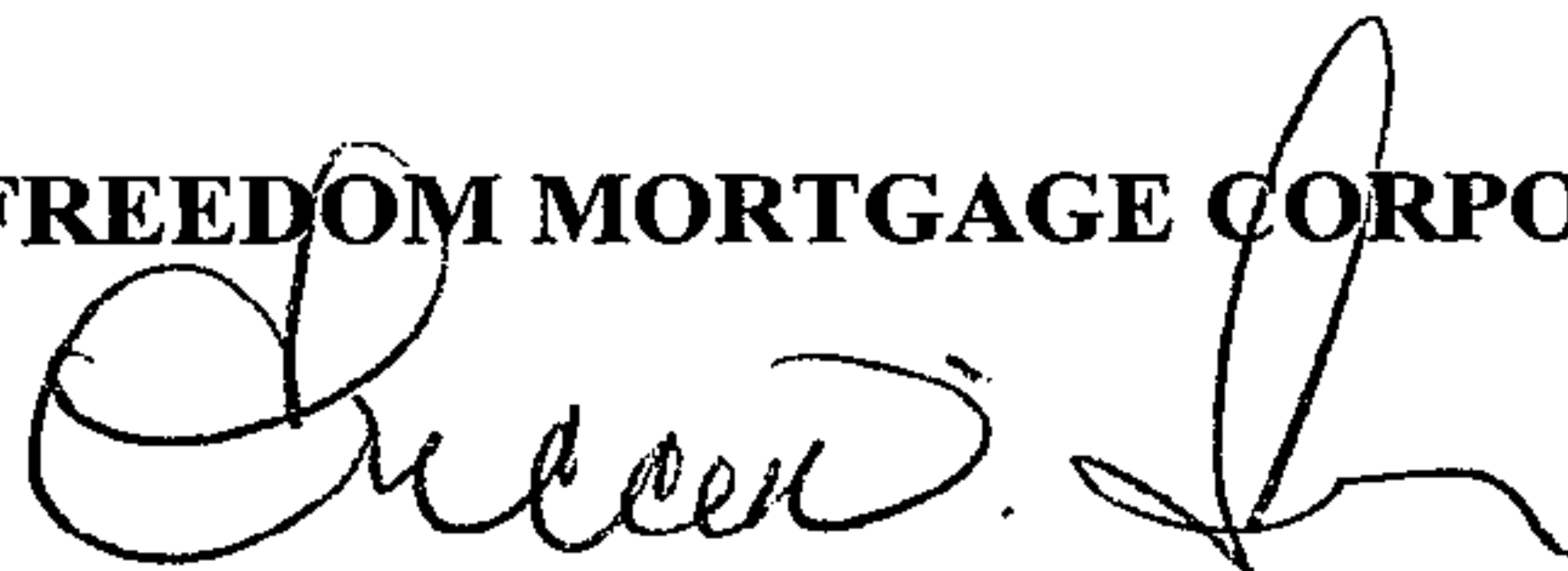
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 25 day of MARCH, 2026.

FREEDOM MORTGAGE CORPORATION

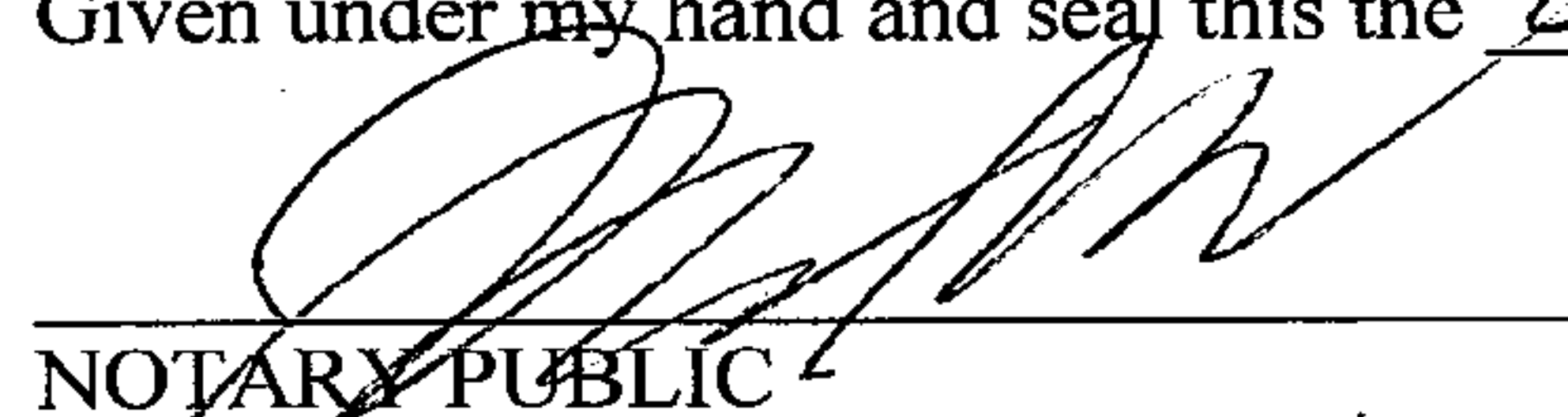


Name: ERICA D. TRACY
Title: FCL SPECIALIST III

STATE OF INDIANA
COUNTY OF HAMILTON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Erica D. Tracy, whose name as FCL Specialist III of **FREEDOM MORTGAGE CORPORATION**, 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **FREEDOM MORTGAGE CORPORATION**.

Given under my hand and seal this the 25th day of March, 2026.



NOTARY PUBLIC

My commission expires: 12/28/2033

JOHN MLYNARIK
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number: NP0767721
My Commission Expires: December 28, 2033

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

From the Southeast corner of the NE 1/4-NW 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, proceed North 88 degrees 50 minutes 00 seconds West along the South boundary of said quarter-quarter line for 1359.25 feet to a point on the westerly right of way of Shelby County Highway No. 97, (Right of Way 80 feet), said point being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning, proceed South 02 degrees 09 minutes 18 seconds East along said highway right of way for 146.03 feet; thence North 68 degrees 36 minutes 22 seconds West 412.00 feet; thence North 18 degrees 02 minutes 13 seconds East 181.94 feet; thence South 88 degrees 44 minutes 44 seconds East 315.45 feet to a point on the aforementioned highway right of way; thence South 02 degrees 09 minutes 18 seconds East, 170.57 feet, back to the Point of Beginning.

The above described parcel of land is located in the NW 1/4 - NW 1/4 and the SW 1/4 - NW 1/4 all in Section 32, Township 21 South, Range 1 West, Shelby County, Alabama. According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated April 22, 2004.

Parcel: 21 9 32 0 000 010.001

Property commonly known as: 919 HIGHWAY 97, COLUMBIANA, AL 35051

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FREEDOM MORTGAGE CORPORATION

Grantee's Name DUNAWAY REAL ESTATE GROUP LLC and STEPHEN MCLEAN PARKS

Mailing Address 11988 Exit 5 Pkwy, BLDG 4

Mailing Address 2290 Highway 231

Fishers, IN 46037

Vincent, AL 35178

Property Address 919 HIGHWAY 97

Date of Sale 03-25-2026

COLUMBIANA, AL 35051

Total Purchase Price \$ 84,360.00

or 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
[X] Sales Contract
Closing Statement

- Appraisal
Other

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 3-25-26

Print Erica D. Tracy

Unattested

Sign [Signature]

(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
03/30/2026 11:42:03 AM
\$115.50 BRITTANI
20260330000089860

Alvin S. Byrd