

1208088

This Instrument was Prepared by:

Common Bond Title, LLC
300 Office Park Drive, Suite 230
Mountain Brook, AL 35223


Send Tax Notice To: Roosevelt Cunningham Jr.
Vanessa Cunningham, f/k/a Vanessa Harris
128 Kentwood Terrace
Alabaster, AL 35007

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County


20121009000388110 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/09/2012 02:43:42 PM FILED/CERT

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Roosevelt Cunningham, Jr. and wife, Vanessa Harris, n/k/a Vanessa Cunningham, whose mailing address is 128 Kentwood Terrace, Alabaster, AL 35007** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Roosevelt Cunningham Jr. and Vanessa Cunningham, f/k/a Vanessa Harris, husband and wife, whose mailing address is 128 Kentwood Terrace, Alabaster, AL 35007** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 128 Kentwood Terrace, Alabaster, AL 35007**; to wit;

LOT 146, ACCORDING TO THE SURVEY OF KENTWOOD, 3RD ADDITION, PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 167, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This deed is being corrected to correct that Deed recorded in Instrument No. 2001-53888 to show marital status of Grantors and legal description on the property.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2012 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 19, Page 167.

Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

30' building line front as shown on recorded Map Book 19, Page 167.

7.5' easement on the north and east as shown on recorded Map Book 19, Page 167.

Easement recorded in Instrument 2000-07956.

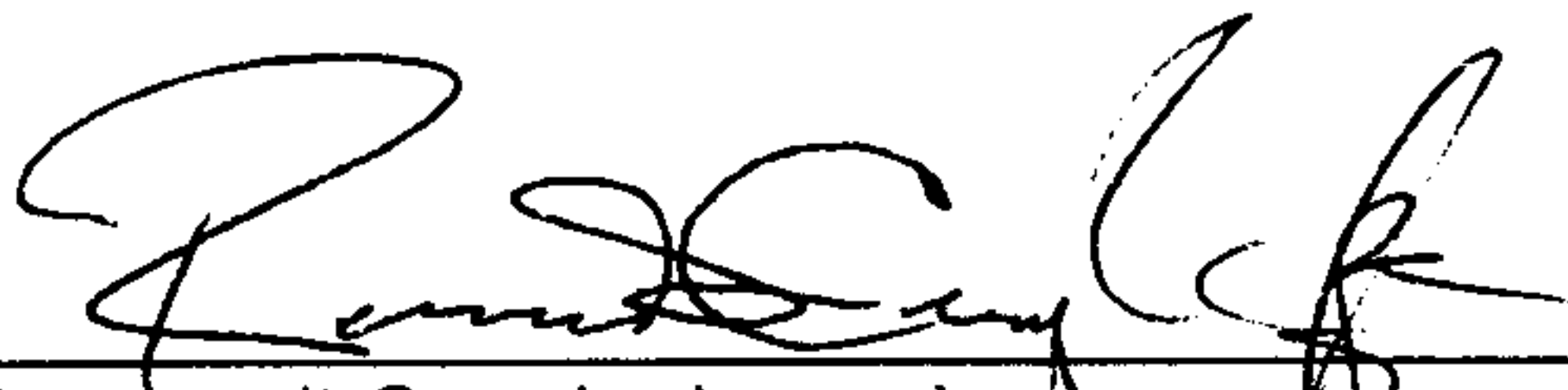
Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1995-13398 in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

RCS
VC

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, we have hereunto set our hands and seals this 2nd day of October, 2012.



Roosevelt Cunningham, Jr.


Vanessa Harris, n/k/a Vanessa Cunningham

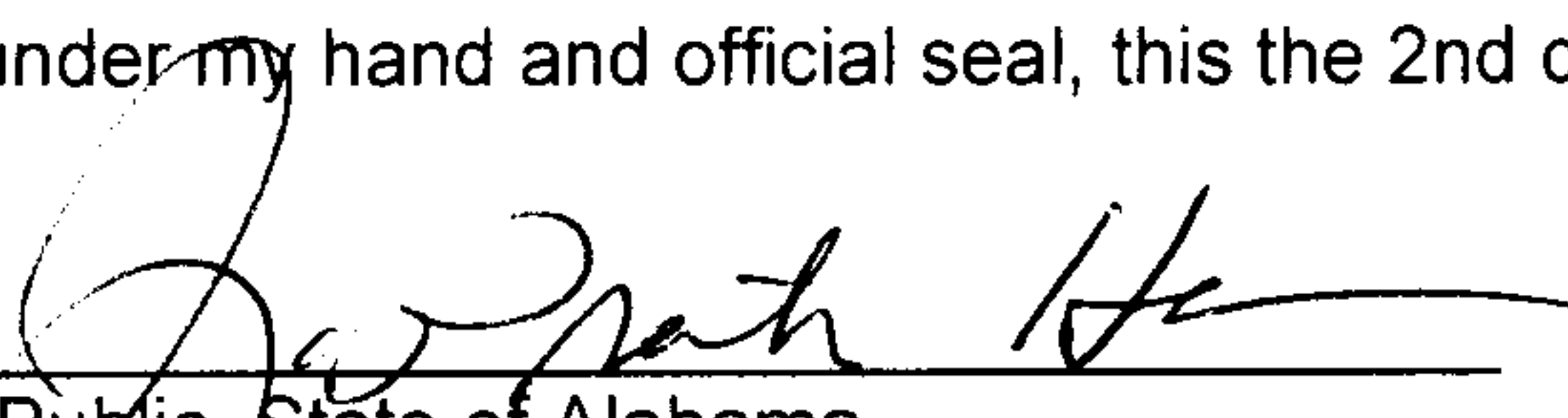
State of Alabama

} General Acknowledgment

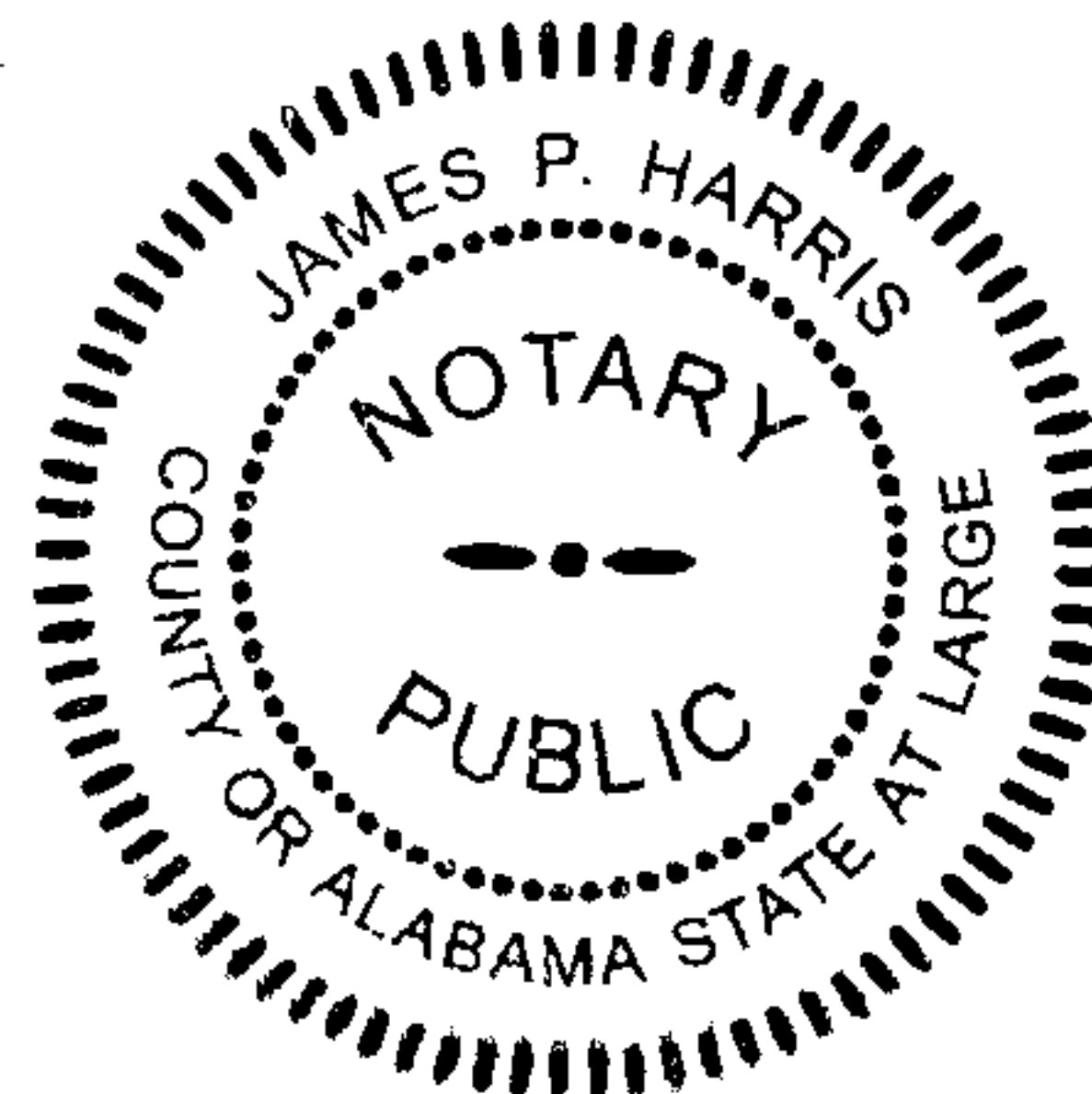
Jefferson County


I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Roosevelt Cunningham, Jr. and wife, Vanessa Harris, n/k/a Vanessa Cunningham 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of October, 2012.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 4/16/2014




20121009000388110 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/09/2012 02:43:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Roosevelt Cunningham, Jr. and
Vanessa Harris, n/k/a Vaness
Cunningham

Grantee's Name Roosevelt Cunningham Jr.
Vanessa Cunningham, f/k/a Vanessa
Harris

Mailing Address 128 Kentwood Terrace
Alabaster, Alabama 35007

Mailing Address 128 Kentwood Terrace
Alabaster, Alabama 35007

Property Address 128 Kentwood Terrace
Alabaster, Alabama 35007

Date of Sale October 02, 2012


Total Purchase Price _____

or

Actual Value \$160,000.00

or

Assessor's Market Value _____


20121009000388110 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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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)

 Bill of Sale

 Appraisal

 Sales Contract

 Other

 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 of 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 October 02, 2012

Print JAMES P. HARRIS

 Unattested

JAMES P. HARRIS
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one