

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Vanessa Cunningham
128 Kentwood Terrace
Alabaster, AL 35007

20170814000292680
08/14/2017 10:17:36 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

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 (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Roosevelt Cunningham, an unmarried man, whose mailing address is 221 Lamp Lighter Lane Escalade AL 35214** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Vanessa Cunningham, an unmarried woman, whose mailing address is 128 Kentwood Terrace, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), 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.

Pursuant to the Final Order of Divorce in Case # 58-DR-2017-000034.000 the Grantor has been paid in full for his equity in the property.

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

All taxes for the year 2017 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.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 19, Page 167.

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.

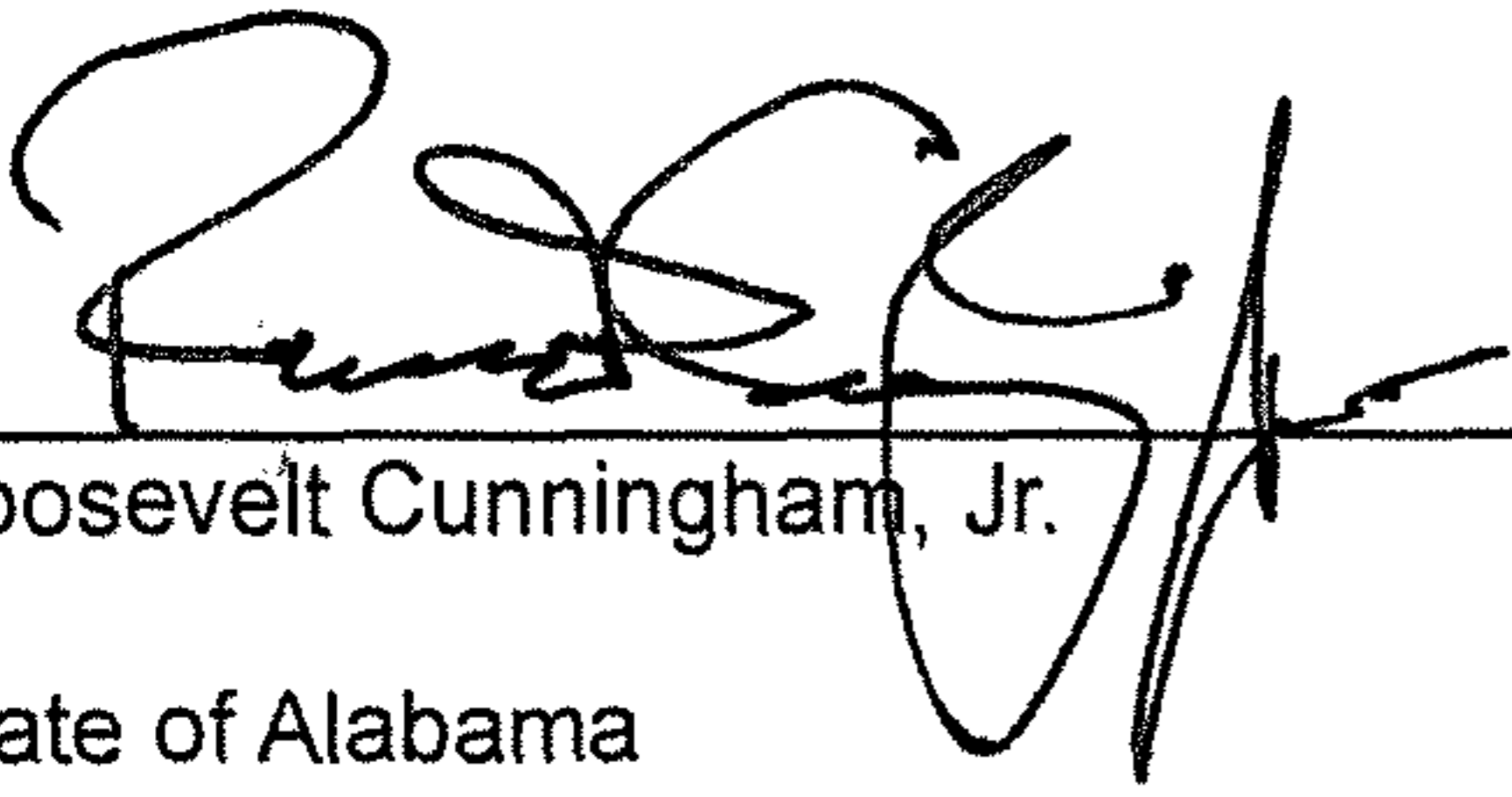
Easement recorded in Instrument 2000-07956.

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 Book 1995-13398 in the Probate Office of Shelby County, Alabama.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of August, 2017.



Roosevelt Cunningham, Jr.

State of Alabama

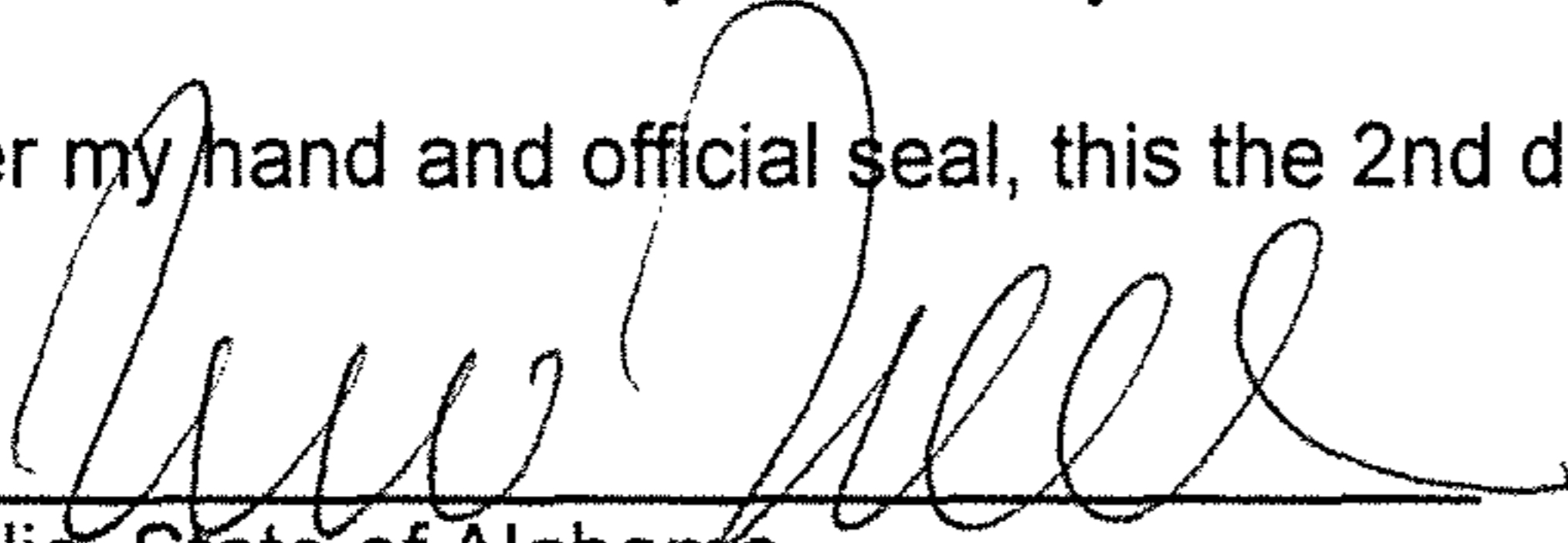
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General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Roosevelt Cunningham, Jr., whose name is signed to the foregoing conveyance, and who is 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 the 2nd day of August, 2017.



Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL. II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Roosevelt Cunningham, Jr.</u>	Grantee's Name	<u>Vanessa Cunningham</u>
Mailing Address	<u>221 Lamplighter Lane</u> <u>Birmingham, AL 35214</u>	Mailing Address	<u>128 Kentwood Terrace</u> <u>Alabaster, AL 35007</u>
Property Address	<u>128 Kentwood Terrace</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>August 07, 2017</u>
		Total Purchase Price	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	<u>\$197,500</u>

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 checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	assessor's value

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 August 02, 2017

Unattested

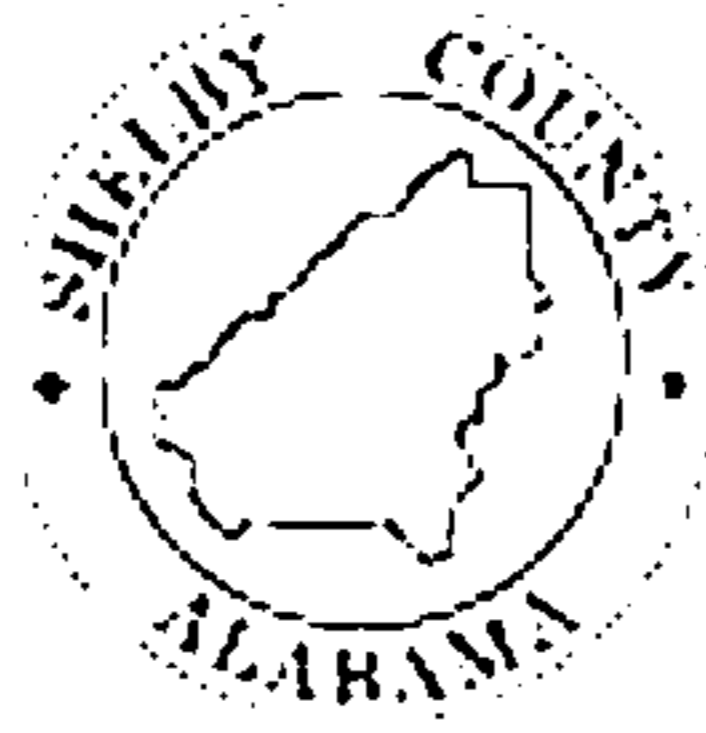

(verified by)

Print Roosevelt Cunningham, Jr.

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/14/2017 10:17:36 AM
\$218.50 DEBBIE
20170814000292680

