

This Instrument was Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124  
File No.: 44444-20-2573

Send Tax Notice To: Korey Cunningham

253 Union Station Drive  
Calera, AL 35040

20200518000195620  
05/18/2020 11:42:15 AM  
DEEDS 1/1

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Valor Communities, LLC, an Alabama Limited Liability Company, whose mailing address is 160 Whitney Street, Fayetteville, GA 30214** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Korey Cunningham, whose mailing address is 1049 Spring Creek Rd., Montevallo, AL 35115** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 253 Union Station Drive, Calera, AL 35040**; to wit;

Lot 311, according to the Survey of Union Station, Phase III, as recorded in Map Book 47, Page 14, in the Probate Office of Shelby County, Alabama.

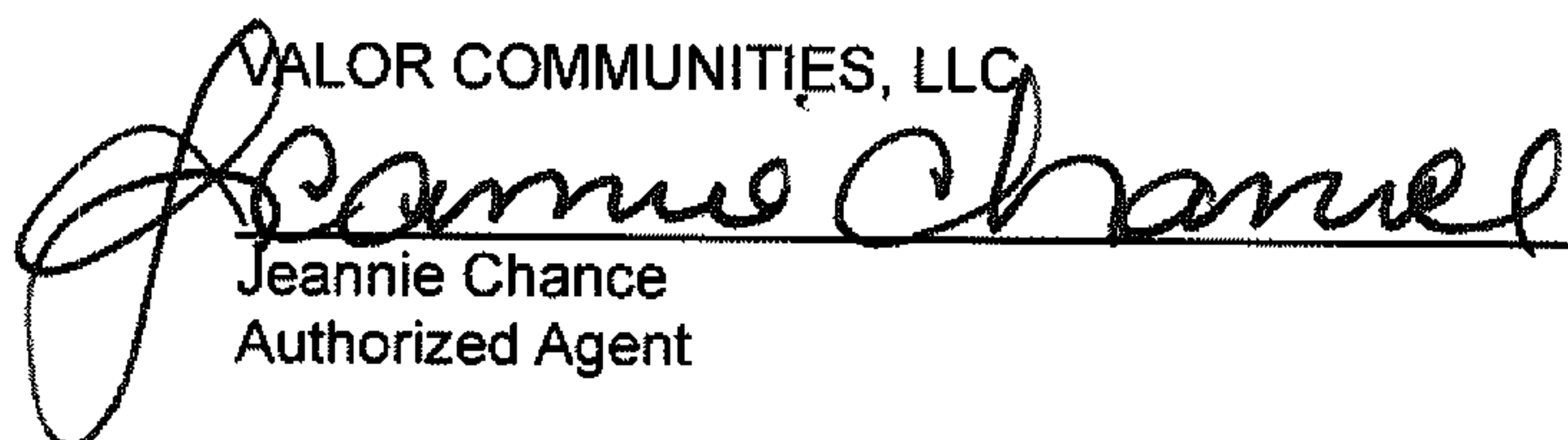
Subject to: Easements, Restrictions and Rights-of-Way of record.

**\$196,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, Jeannie Chance, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of May, 2020.

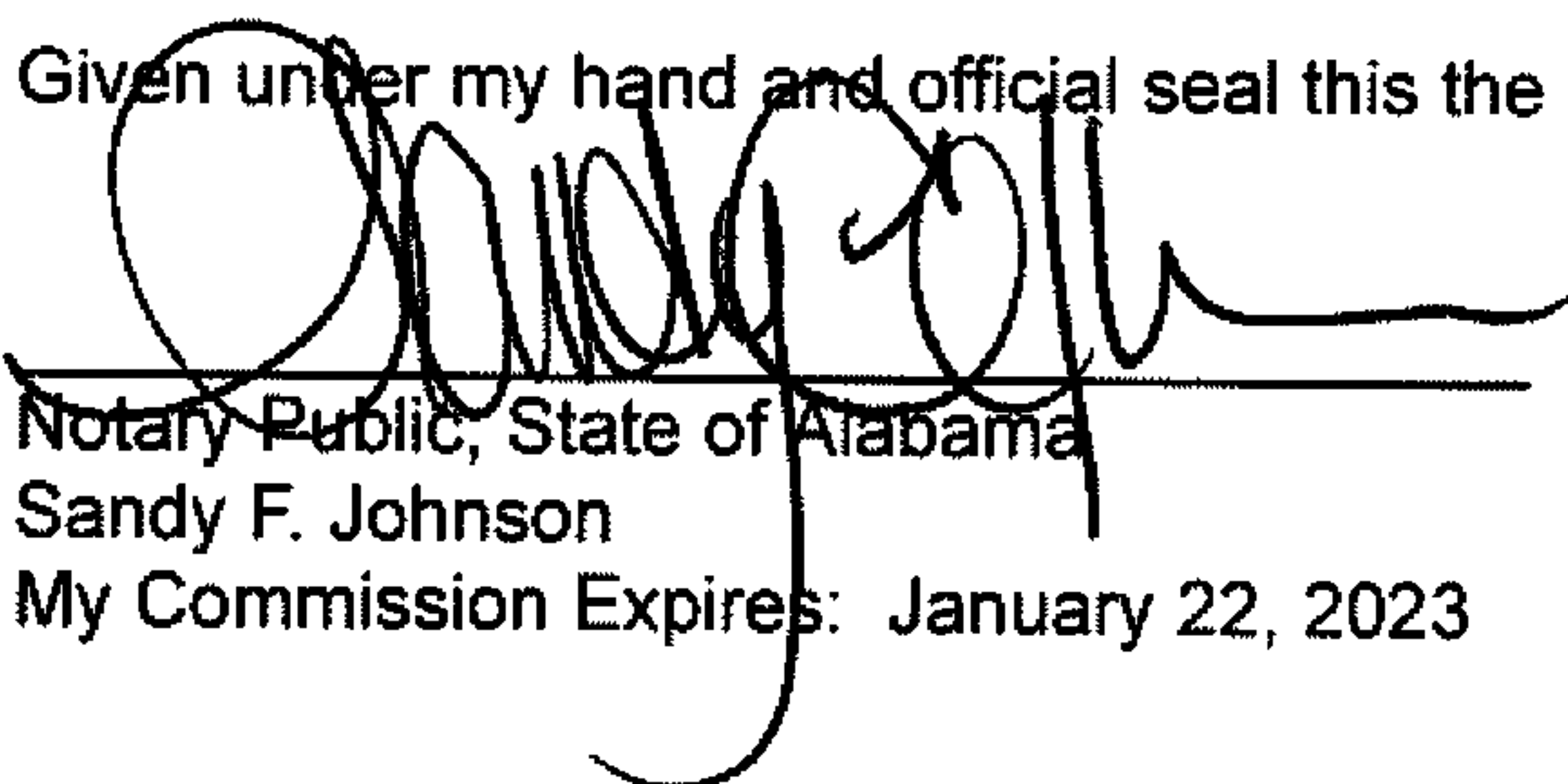
VALOR COMMUNITIES, LLC  
  
Jeannie Chance  
Authorized Agent

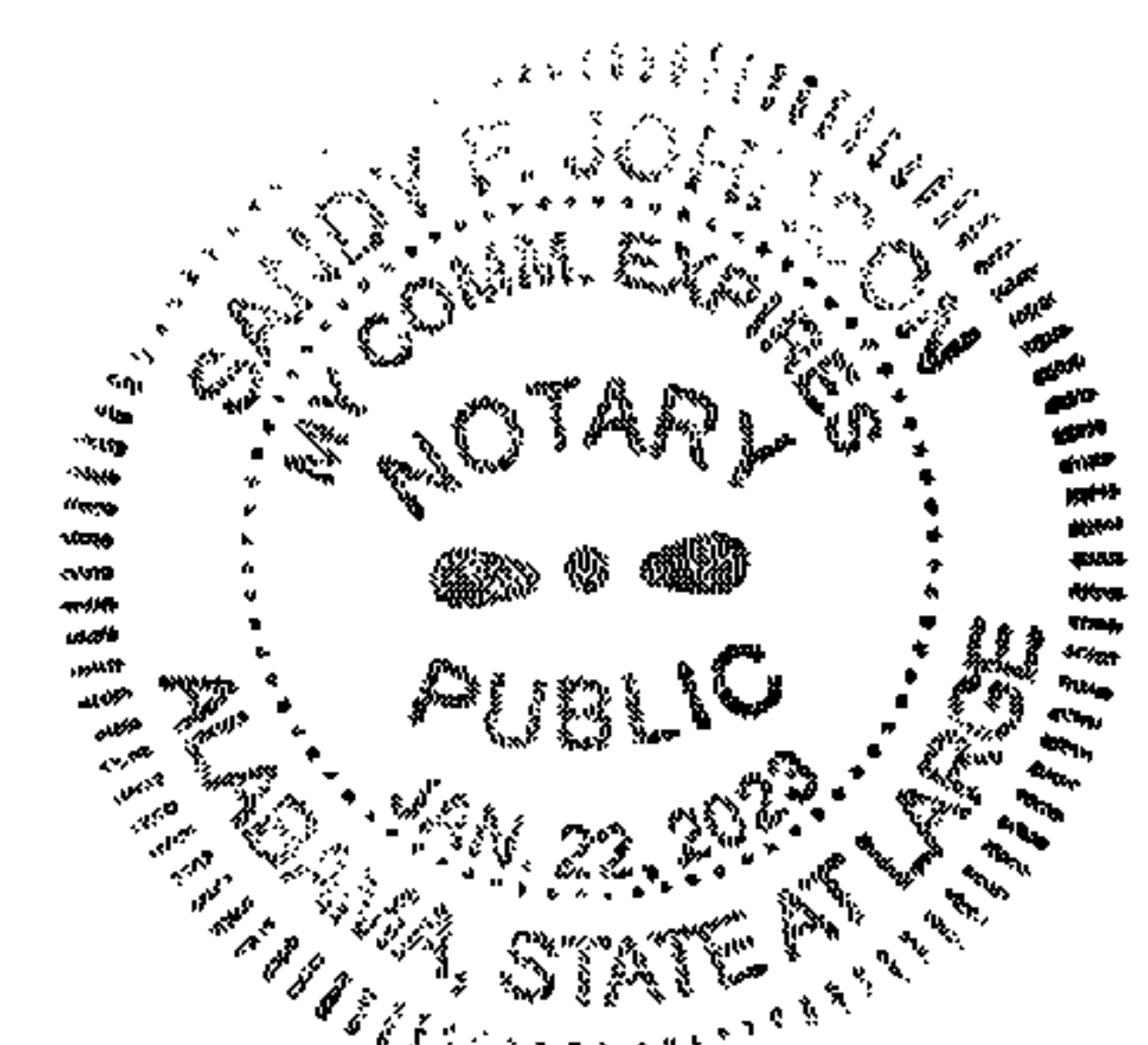
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Jeannie Chance, Authorized Agent of Valor Communities, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2020.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/18/2020 11:42:15 AM  
\$71.00 CHERRY  
20200518000195620

*Allen S. Bayl*