


**This instrument prepared by:**  
David Ovson  
2807 Cahaba Road  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Scott Pate and Jenna Pate  
100 Sassafras Circle  
Chelsea, AL 35043

**WARRANTY DEED**

  
20140430000127840 1/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
04/30/2014 09:53:29 AM FILED/CERT

**STATE OF ALABAMA** )  
)  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Seven Thousand Five Hundred And No/100 Dollars (\$207,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Richard S. Cunningham and Lucretia L. Cunningham, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott Pate and Jenna Pate (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 219, according to the survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Seven Thousand One Hundred Twenty-Five And No/100 Dollars (\$197,125.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 29, 2014.

*Richard S. Cunningham, by Mary Lou Vonderau as his attorney in fact*  
**Richard S. Cunningham by Mary Lou Vonderau as his attorney in fact**  
*Lucretia L. Cunningham, by Mary Lou Vonderau as her attorney in fact*  
**Lucretia L. Cunningham, by Mary Lou Vonderau as her attorney in fact**

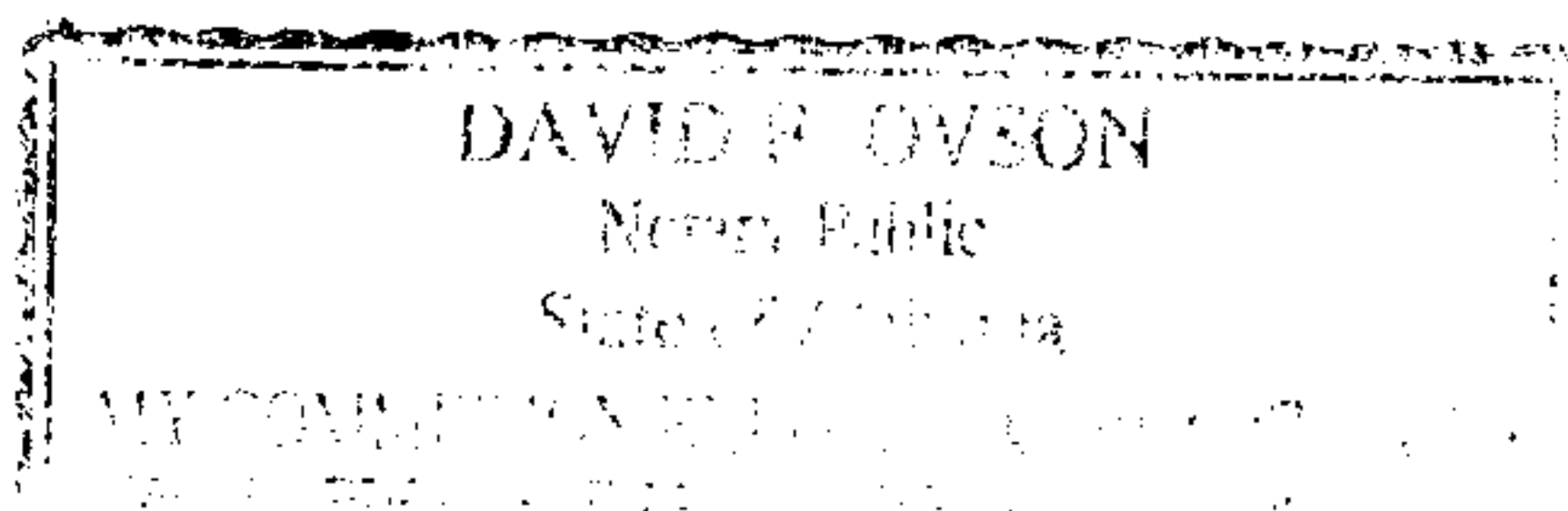
**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Mary Lou Vonderau** as **Attorney in Fact** for **Richard S. Cunningham and Lucretia L. Cunningham** whose names are 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 she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 29<sup>th</sup> day of APRIL, 2014.

  
Notary Public

My Commission Expires:



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

Grantor's Name Richard S. Cunningham and  
Lucretia L. Cunningham

Grantee's Name Scott Pate and Jenna Pate

Mailing Address 100 Sassafras Circle  
Chelsea, AL 35043

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 100 Sassafras Circle  
Chelsea, AL 35043

Date of Sale April 29, 2014

Total Purchase Price \$207,500.00

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

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 - Richard S. Cunningham and Lucretia L. Cunningham, 100 Sassafras Circle,  
Chelsea, AL 35043.

Grantee's name and mailing address - Scott Pate and Jenna Pate, , .

Property address - 100 Sassafras Circle, Chelsea, AL 35043

Date of Sale - April 29, 2014.

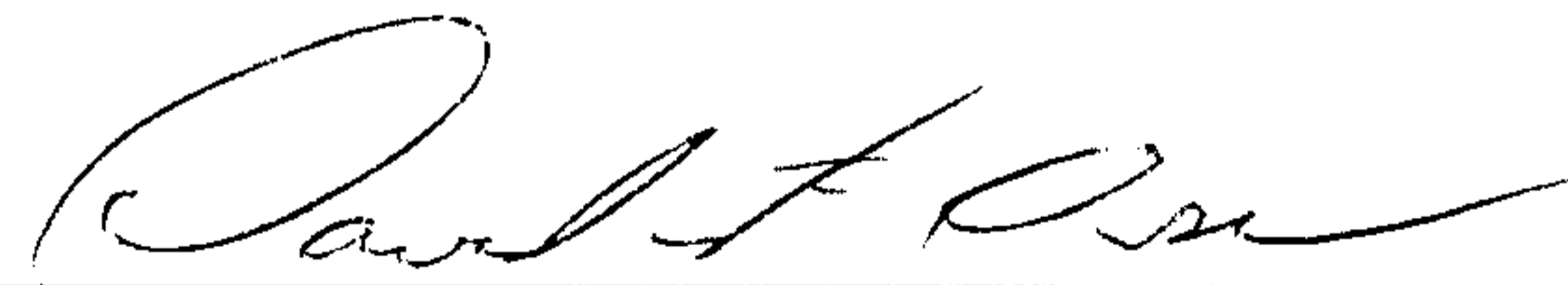
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

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 with 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: April 29, 2014

Sign   
Agent

Shelby County: AL 04/30/2014  
State of Alabama  
Deed Tax: \$10.50

  
20140430000127840 2/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
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