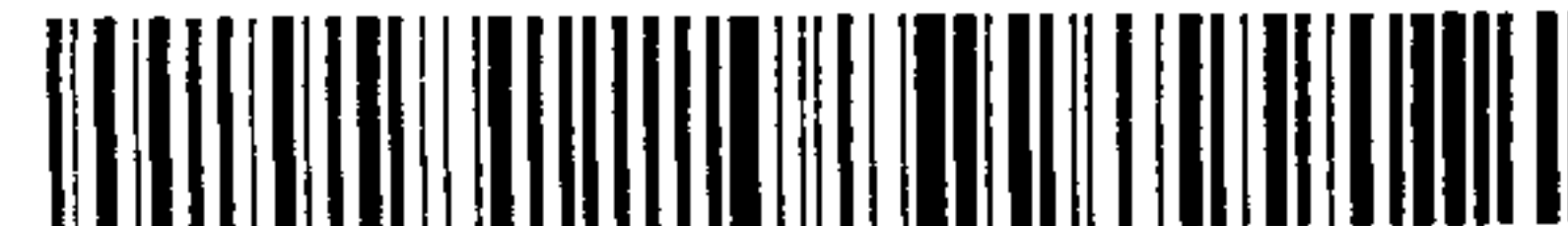


THIS INSTRUMENT PREPARED BY:

William G. Nolan
NOLAN STEWART PC
1232 Blue Ridge Blvd.
Birmingham, AL 35226

SEND TAX NOTICE TO:

Clarence Ray Cunningham, Trustee
5520 Double Oak Lane
Birmingham, AL 35242



20140915000288060 1/3 \$224.00
Shelby Cnty Judge of Probate, AL
09/15/2014 09:38:02 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, in hand paid to the undersigned, C. Ray Cunningham, (hereinafter referred to as the Grantor), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and convey unto Catherine R. Cunningham, Trustee of the Cunningham Property Trust dated July 29, 2014 (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13-A7, according to a Resurvey of Lots 13 and 14, in Block 1, First Sector, Cherokee Forest, as recorded in Map Book 6, Page 46, in the Probate Office of Shelby County, Alabama

This conveyance is subject to ad valorem taxes not yet due and payable; all mineral and mining rights not owned by the Grantors; and all easements, rights-of-way, restrictions, covenants and encumbrances of record.

NOTE: This General Warranty Deed has been prepared without the benefit of a current survey which was not requested by the Grantee.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 27th day of July, 2014.


C. Ray Cunningham

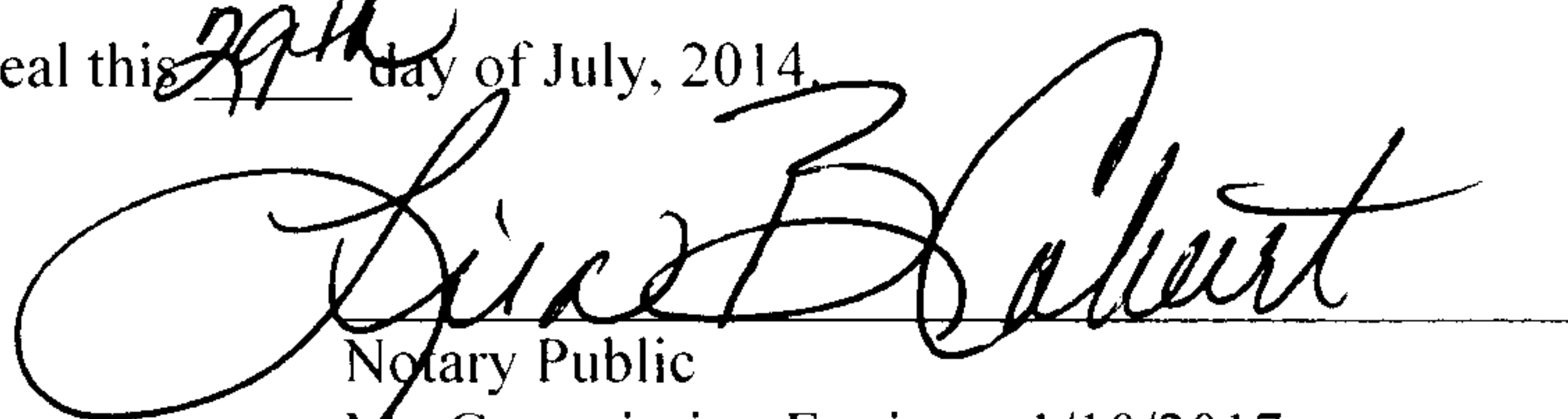
Shelby County, AL 09/15/2014
State of Alabama
Deed Tax: \$204.00

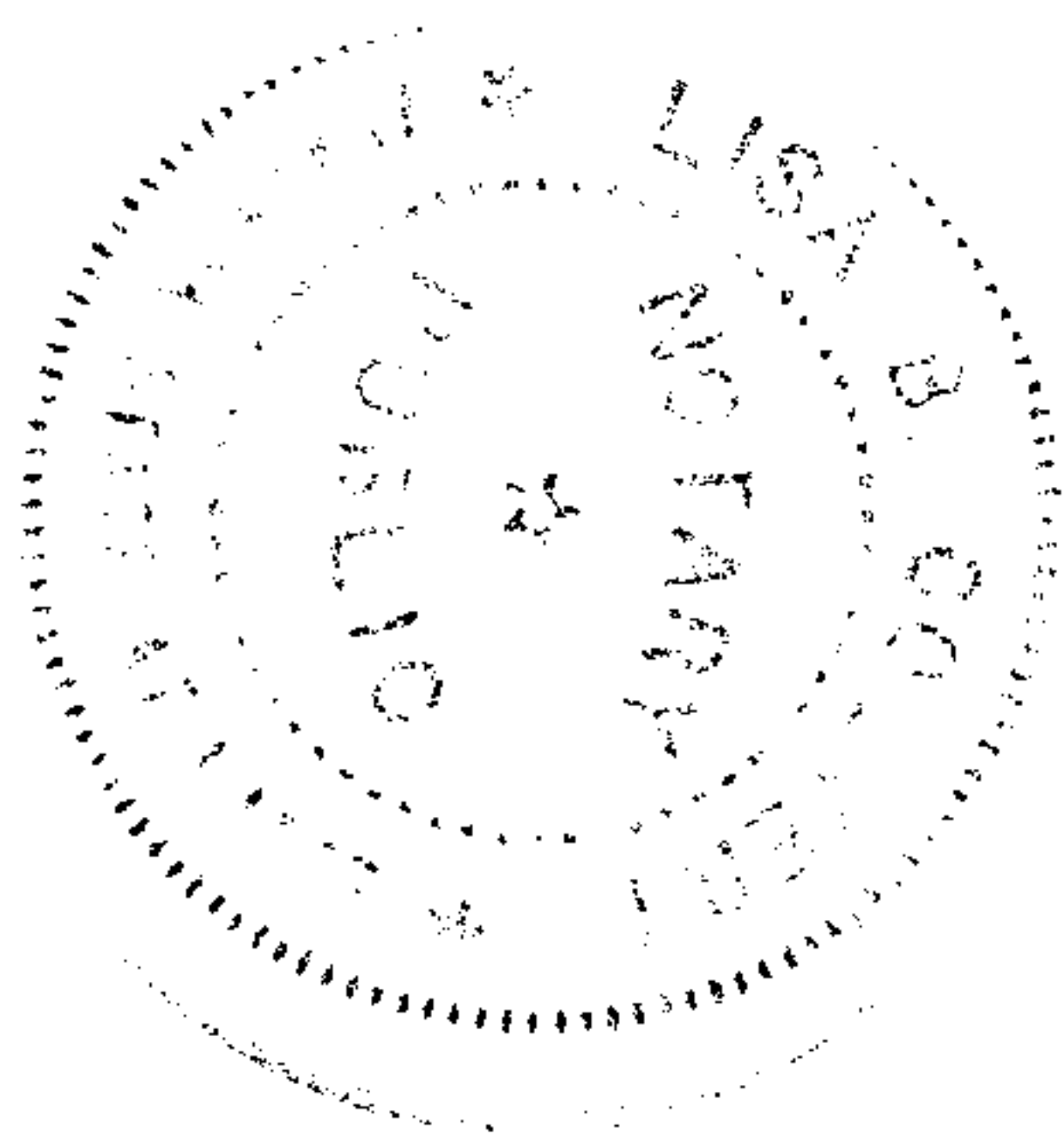
STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **C. Ray Cunningham**, 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 29th day of July, 2014.


Notary Public
My Commission Expires: 1/10/2017



Real Estate Sales Validation Form

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

Grantor's Name C. Ray Cunningham
Mailing Address 5520 Double Oak Lane
Indian Springs, AL 35242

Grantee's Name Catherine R. Cunningham
Mailing Address 5520 Double Oak Lane
Indian Springs, AL 35242

Property Address 5520 Double Oak Lane
Indian Springs, AL 35242

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 203,800.00

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 Tax Assessor's Record
☐ 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,

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 7/29/14

Print C. Ray Cunningham

Sign C. Ray Cunningham
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

20140915000288060 3/3 \$224.00
Shelby Cnty Judge of Probate, AL
09/15/2014 09:38:02 AM FILED/CERT