



20140918000292920 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/18/2014 10:48:50 AM FILED/CERT

# WARRANTY DEED

State of Alabama  
Shelby County

Send Tax Notice to: Nykia L. Robbins  
119 Sugar Dr, Pelham, AL 35124

Know all men by these presents:

That in consideration of One hundred and seven Thousand and No/100 Dollars (\$107,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Glenda Cunningham a Single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Nykia L. Robbins (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

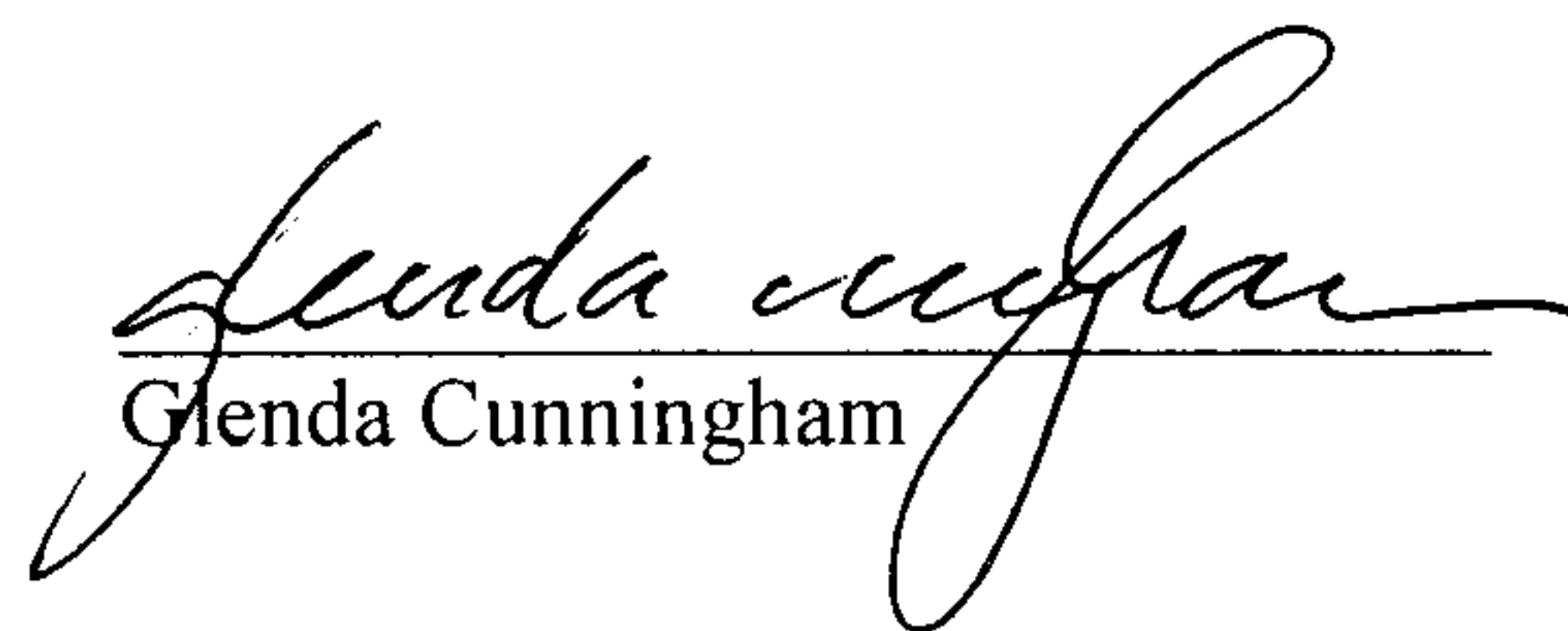
Lot 42, according to the Amended Map of Sugar Oaks as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

\$105,061.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

Subject to Easements, Restrictions, and Rights Of Way of Record.

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 persons.

IN WITNESS WHEREOF We have hereunto set our hand(s) and seal(s), this 15<sup>th</sup> day of September, 2014.

  
Glenda Cunningham

STATE OF ALABAMA

COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Glenda Cunningham a Single woman, whose name(s) 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 15<sup>th</sup> day of September, 20 14.

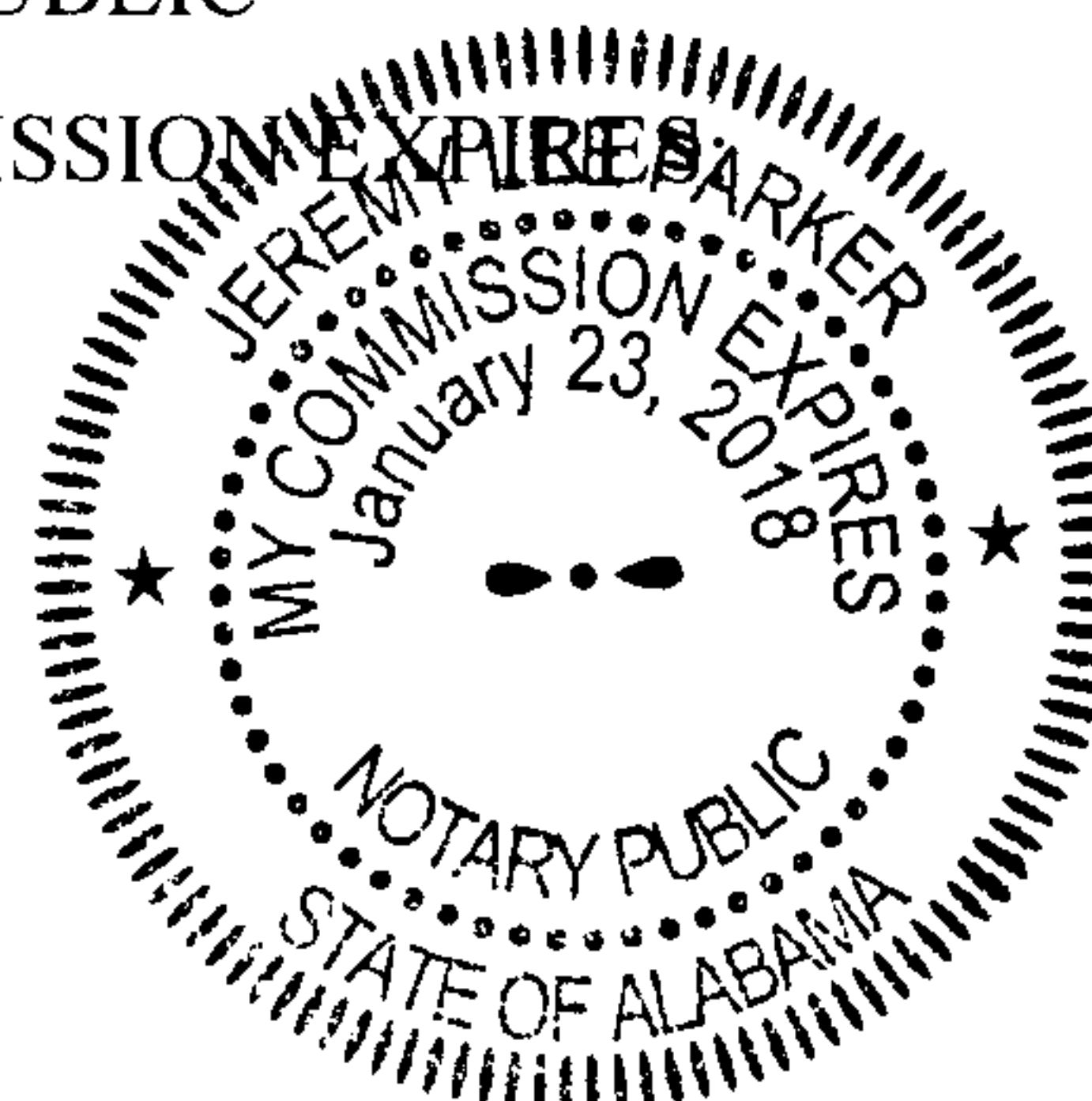


NOTARY PUBLIC

MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

Shelby County, AL 09/18/2014  
State of Alabama  
Deed Tax: \$2.00



## Real Estate Sales Validation Form

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

Grantor's Name Glenda Cunningham  
Mailing Address 119 Sugar Drive  
Pelham, Alabama 35124

Grantee's Name Nykia L. Robbins  
Mailing Address 119 Suga Drive  
Pelham, Alabama 35124

Property Address 119 Sugar Drive  
Pelham, Alabama 35124

Date of Sale September 15, 2014  
Total Purchase Price \$107,000.00  
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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

**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 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: 9-15-2014

Sign: Glenda Cunningham

Print Name: Glenda Cunningham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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