

This instrument prepared by: Katie Yates
34 Homestead Trail
Pelham, AL 35124

Send Tax Notice To:
Katie Yates
34 Homestead Trail
Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY


2015020900041200 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
02/09/2015 10:23:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$2,000.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Bertha Fay Cunningham, an unmarried woman, **Sally C. Street**, an unmarried and **Jane C. Cain**, a married woman,

hereby remises, releases, quit claims, grants, sells, and conveys to Brian Alan Cunningham, Sr. (Hereinafter called Grantee), all their rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

The transfer of this property is subject to any mineral rights not held by the Grantors, and also subject to any easements, boundary lines, restrictions, rights of way, and easements of record.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 2 West; thence South 2°15' East for a distance of 155.00 feet to a found crimp pipe on the South line of the Old Pelham Public Road as recorded by Deed Book 230, Page 519; thence with a deflection angle to the left of 119°48'02" and go in a Northeasterly direction for a distance of 720.00 feet to the point of beginning; thence with a deflection angle to the right of 108°34'35" and go in a southeasterly direction for a distance of 220.33 feet to a point on the west boundary of William Cunningham Property; thence with a deflection angle to the right of 11°22'04" and go in a southerly direction along the said West boundary for a distance of 351.22 feet to the Northwest corner of Susan and Brian Cunningham Property as recorded in Deed Book 163, Page 645 in the Office of the Judge of Probate, Shelby County to a found 5/8 inch rebar; thence with a deflection angle to the left of 120°03'39" and go in a northeasterly direction along the said North boundary for a distance of 82.00 feet to the SW corner of Jerri C. Corn Property as recorded in Deed Book 254, Page 664 and also the East boundary of a 30 foot non-exclusive easement; thence with a deflection angle to the left of 75°56'20" and go in a Northwesterly direction along said east boundary for a distance of 142.38 feet; thence with a deflection angle to the right of 13°08'10" and go in a northerly direction along said East boundary for a distance of 43.85 feet to the P.C. of a curve to the right having a radius of 199.87 feet, a delta of 38°28'54" and a chord of 131.73 feet; thence with a deflection angle to the right of 19°14'27" to the chord of said curve and go in a northeasterly direction along the arc of said curve and said east boundary for a distance of 134.24 feet to the end of said curve; thence with a deflection angle to the right of 19°14'27" and go in a northeasterly direction along said east boundary for a distance of 64.26 feet to the P.C. of a curve to the left having a radius of 98.64 feet, a delta of 55°50'06" and a chord of 92.37 feet; thence with a deflection angle to the left of 27°55'03" to the chord of said curve and go in a northeasterly direction along the arc of said curve and said east boundary for a distance of 96.13 feet; thence with a deflection angle to the right of 52°27'48" and go in a northeasterly direction for a distance of 265.13 feet to a point on the west boundary of James Rhoden Property as recorded by Deed Book 238, Page 654; thence with a deflection angle to the left of 60°08'31" and go in a Northerly direction along said West boundary for a distance of 167.19 feet to a found 1 inch rebar and the NW corner of James Rhoden Property; thence with a deflection angle to the left of 119°51'29" and go in a southwesterly direction for a distance of 399.54 feet to a found 1 inch open pipe and also the NW corner of William Cunningham Property; thence with a deflection angle to the left of 00°06'29" and go in a southwesterly direction for a distance of 50.06 feet to the point of beginning.



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Bertha Fay Cunningham Jan 22, 2015
Bertha Fay Cunningham

Sally C. Street
Sally Street

Jan 22, 2015

Jane Cain
Jane Cain

Jan 22, 2015

TO HAVE AND TO HOLD to said GRANTEE forever.

Given underhand and seal this 22nd day of January 2015.

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bertha Fay 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, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this

22nd day of January, 2015.

Michelle R. Rice
Notary Public Michelle R. Rice

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sally Street, 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, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this

22nd day of January, 2015.

Michelle R. Rice
Notary Public Michelle R. Rice

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jane Cain, 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, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this

22nd day of January, 2015.

Michelle R. Rice
Notary Public Michelle R. Rice

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Bertha Fay Cunningham, Sally C. Street, Jane C. Cain

Grantee's Name
Mailing Address

Brian Alan Cunningham, Sr.
396 Forest Lakes Dr.
Sterrett AL 35147

Property Address

396 Forest Lakes Dr.
Sterrett AL 35147

Date of Sale 1-22-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 13,340

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 Tax Records

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 2/6/15

Unattested

Print

Diane S. Shotts for Wright Home

Sign

Diane S. Shotts for Wright Home

(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1