

File 192877

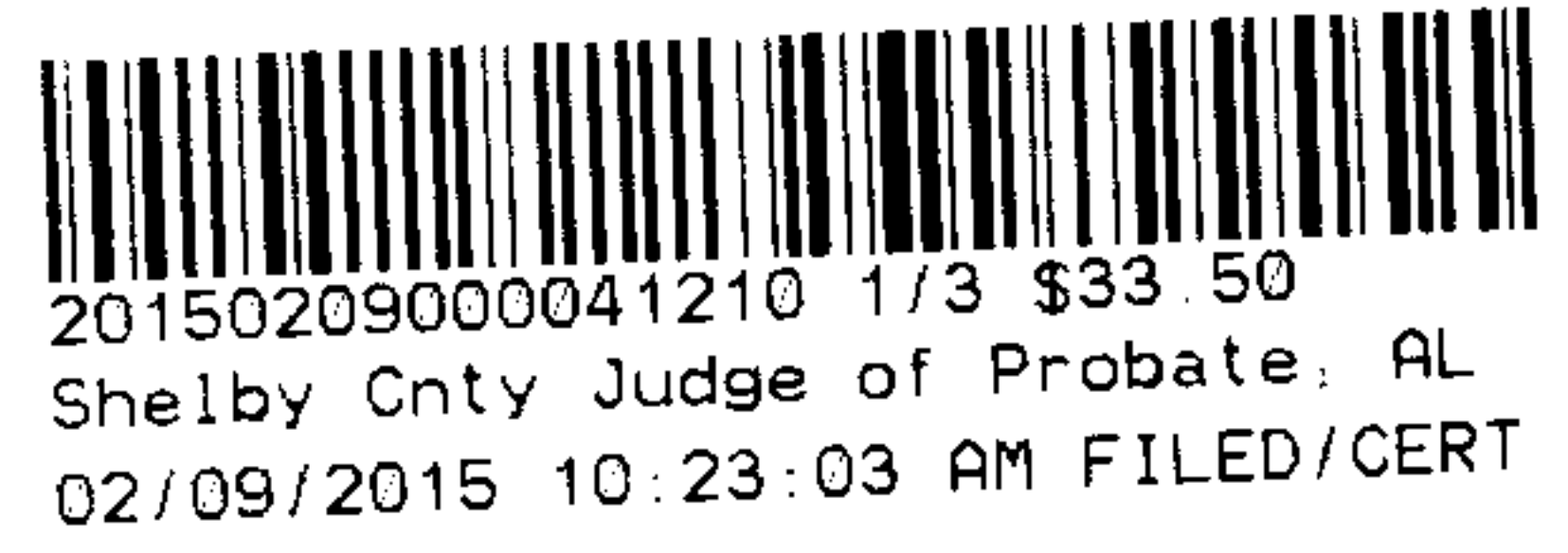
THIS INSTRUMENT PREPARED BY: Diane Shotts
WRIGHT HOMES, INC.
P.O. BOX 429
6021 McASHAN DRIVE
McCALLA, AL 35111

SEND TAX NOTICE TO:

Kyle Yates
34 Homestead Trail
Pelham, AL 35124

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
Shelby COUNTY



That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Brian Alan Cunningham, Sr., and spouse, Susan Ann Cunningham

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sara Katherine Cunningham Yates and spouse Steven Kyle Yates

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A"

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

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 for 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 22nd day of January, 2015.

Brian Alan Cunningham, Sr.
Brian Alan Cunningham, Sr.

Susan Ann Cunningham
Susan Ann Cunningham

STATE OF ALABAMA
Shelby COUNTY


General Acknowledgment

I, Michelle Rice a Notary Public in and for said County, in said State, hereby certify that Brian Alan Cunningham, Sr. and Susan Ann Cunningham, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of January A.D., 2015.

Michelle Rice
NOTARY PUBLIC Michelle R. Rice
My Commission Expires: 2/14/15

EXHIBIT "A"


20150209000041210 2/3 \$33.50
Shelby Cnty Judge of Probate, AL
02/09/2015 10:23:03 AM FILED/CERT

Commence at the NW corner of the SW ¼ of the NE ¼ 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.

Real Estate Sales Validation Form

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

Grantor's Name Sara Katherine Cunningham Yates
Mailing Address 396 Forest Lake Dr
Sterrett, AL 35147

Grantee's Name Brian Alan Cunningham Sr.
Mailing Address 396 Forest Lakes Dr.
Sterrett, AL 35147

Property Address 34 Homestead Tr.
Pelham, AL 35124

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 Top 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

Print Diane Shotts

Unattested

Sign Diane Shotts for Wright Homes
(Grantor/Grantee/Owner/Agent) circle one

