

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20163361

Send Tax Notice To:
Maggie Harris Aaron Hollback
257 Sullivan Drive
Chelsea, AL 35043

20160919000342220
09/19/2016 04:01:33 PM
DEEDS 1/3

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Fifty Thousand Dollars and No Cents (\$50,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Tina Cunningham, a single woman** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Maggie Harris and Aaron Hollback** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$49,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

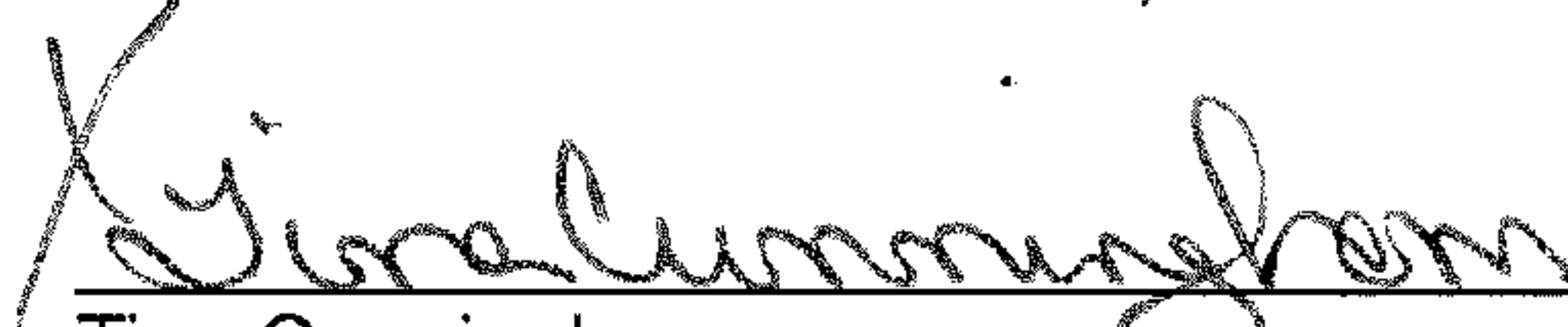
AKA TINA MARIE CUNNINGHAM

Tina Cunningham Grantor herein is the surviving grantee of Deed dated March 9th, 2017 recorded in instrument number 20070312000111430 on March 12, 2007, Grantor Amenda Jean Cunningham having died on or about February 9, 2009.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

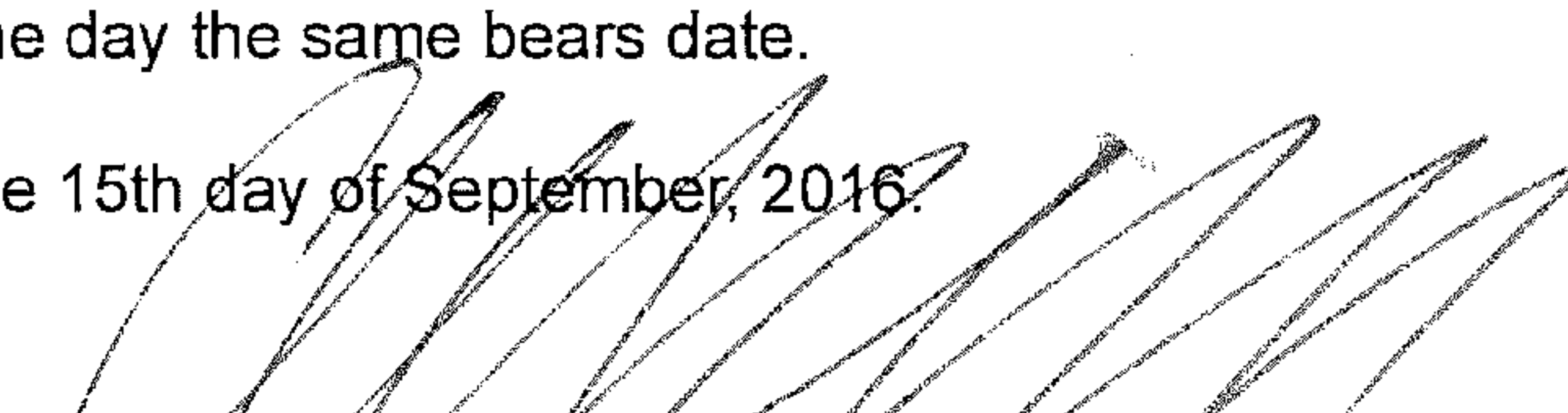
IN WITNESS WHEREOF, I have set my hand and seal, this the 15th day of September, 2016.


Tina Cunningham

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Tina 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, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2016.


Notary Public: Chesley P. Payne
My Commission Expires: July 31, 2019

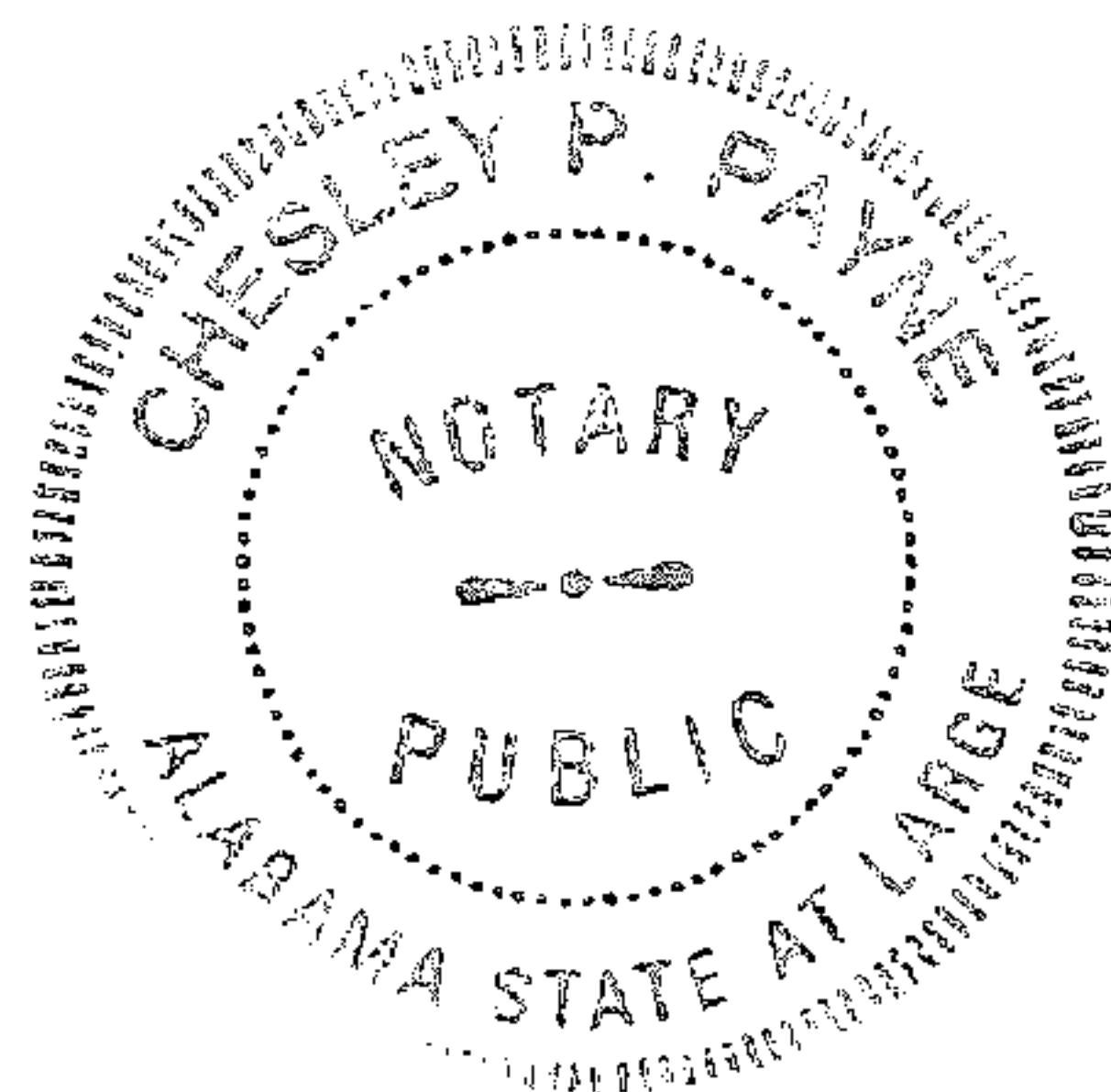


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: YH20160112

Begin at the NE corner of the NW $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, for the POINT OF BEGINNING of the lot herein conveyed and thence run along the north line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 414.80 feet to a point, thence turn an angle of 90° 00' 30" to the left and run a distance of 210 feet to a point, thence an angle of 90° 00' 30" to the left and run to the east line of said NW $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to a point on said east line, thence run along said east line of said NW $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 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	Tina Cunningham	Grantee's Name	Maggie Harris
			Aaron Hollback
Mailing Address	257 Sullivan Drive	Mailing Address	257 Sullivan Drive
	Chelsea, 35043 35043		Chelsea, AL 35043
Property Address	257 Sullivan Drive	Date of Sale	September 15, 2016
	Chelsea, AL 35043	Total Purchase Price	\$50,000.00
		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	☐ 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 - 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.

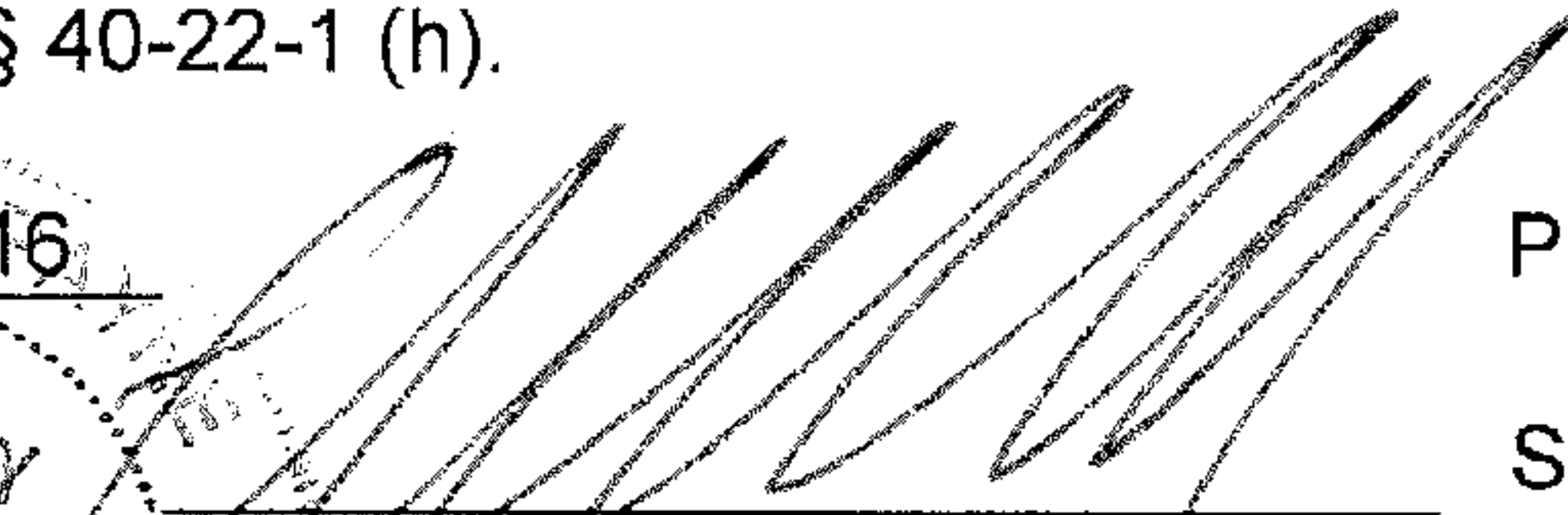
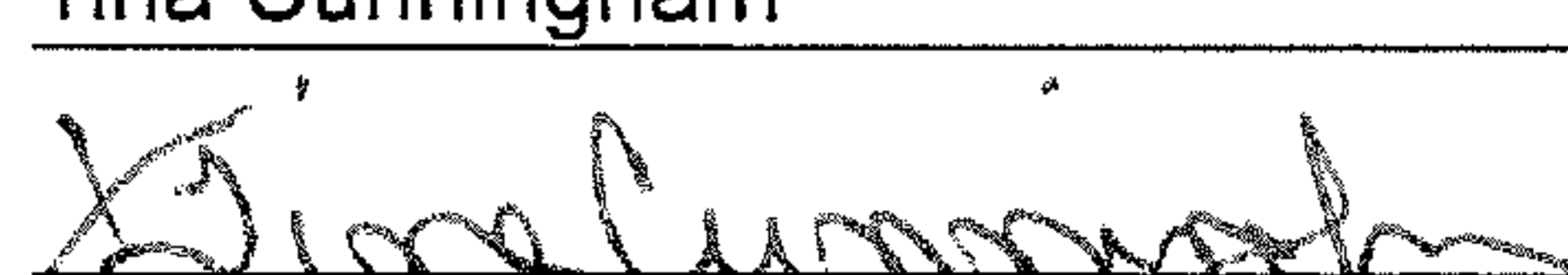
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	September 15, 2016	Print	Tina Cunningham
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

7-31-19

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/19/2016 04:01:33 PM
\$21.50 CHERRY
20160919000342220

