

Prepared By

Name: Lee Frank Cunningham Jr
Address: 521 3rd ST NE
State: Alabama Zip Code: 35007

After Recording Return To

Name: Lee Frank Cunningham Jr
Address: 521 3rd ST NE
State: Alabama Zip Code: 35007



20170331000108350 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/31/2017 10:36:47 AM FILED/CERT

ALABAMA QUIT CLAIM 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 (\$ 10.00) in hand paid to Michael Cunningham, residing at 521 3rd Street NorthEast, County of Shelby, City Of Alabaster, State of Alabama hereinafter known as the "Grantor" hereby conveys and quitclaims to Lee Frank Cunningham Jr., residing at 521 3rd ST NE, County of Shelby, City Of Alabaster, State of Alabama (hereinafter know as the "Grantee") all the rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Parcel #
231013002046.000

SUB DIVISON1: NICKERSON'S
ADDITION TO ALABASTER
SUB DIVISON2:

MAP BOOK: 03 PAGE: 069

MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: ABK
PRIMARY LOT: 3

SECONDARY BLOCK:
SECONDARY LOT:

METES AND BOUNDS: COM INT N ROW 12 TH AVE SE & SE ROW HILLTOP RD E30(S) TO
POB N260(S) SW70(S) NW45(S) S TO N ROW 12TH AVE SE E TO POB LESS RD ROW

PAGE 1 OF 2

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Michael Cunningham

Grantor's Signature

Michael Cunningham

Grantor's Name

521 3rd Street Northeast

Address

Alabaster, Alabama 35007

City, State & Zip



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Cunningham whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of March, 2017.

Allison Moore

Notary Public

My Commission Expires: 09/01/2019

Real Estate Sales Validation Form

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

Grantor's Name Michael Cunningham
Mailing Address 521 3rd ST NE
Alabaster, Alabama 35007

Grantee's Name Lee Cunningham
Mailing Address 521 3rd ST NE
Alabaster, Alabama 35007

Property Address _____

Date of Sale 03/30/2017

Total Purchase Price \$10

or

Actual Value

\$ _____

or

Assessor's Market Value \$ 4640 1,546.67



20170331000108350 3/3 \$23.00
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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 QUIT CLAIM DEED

☐ 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 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 03/30/2017

Print Lee Frank Cunningham Jr

☐ Unattested

(verified by)

Sign

Lee Frank Cunningham Jr
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1