

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



20170403000110530 1/3 \$23.00
Shelby Cnty Judge of Probate: AL
04/03/2017 09:52:19 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 Jennifer Cunningham residing at 4406 6th Ave, County of Jefferson, City Of Birmingham, 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

Shelby County: AL 04/03/2017
State of Alabama
Deed Tax: \$2.00

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.

Jennifer Cunningham
Grantor's Signature

Jennifer Cunningham
Grantor's Name

4406 6th Ave
Address

Birmingham, Alabama 35224
City, State & Zip


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In Witness Whereof,

Jalisa Cunningham
Witness's Signature
Jalisa Cunningham
Witness's Name
4408 6th Ave
Address
Birmingham AL 35224
City, State, Zip

Demarcus Murphy
Witness's Signature
Demarcus Murphy
Witness's Name
4408 6th Ave
Address
Birmingham, AL 35224
City, State, Zip

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Cunningham
Mailing Address 4406 6th Ave
Birmingham, Alabama 35224

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

Property Address _____

Date of Sale 03/30/2017

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$4640 1546.67



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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

Sign Lee Frank Cunningham Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1