

This Instrument was Prepared by:

Send Tax Notice To: Steven Cunningham  
Corey Cunningham

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

324 Highway 25E  
Columbiana, AL 35051

File No.: S-17-23658

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$249,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Willie M. Thomas, Jr. and Karen H. Thomas**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Cunningham and Corey Cunningham**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

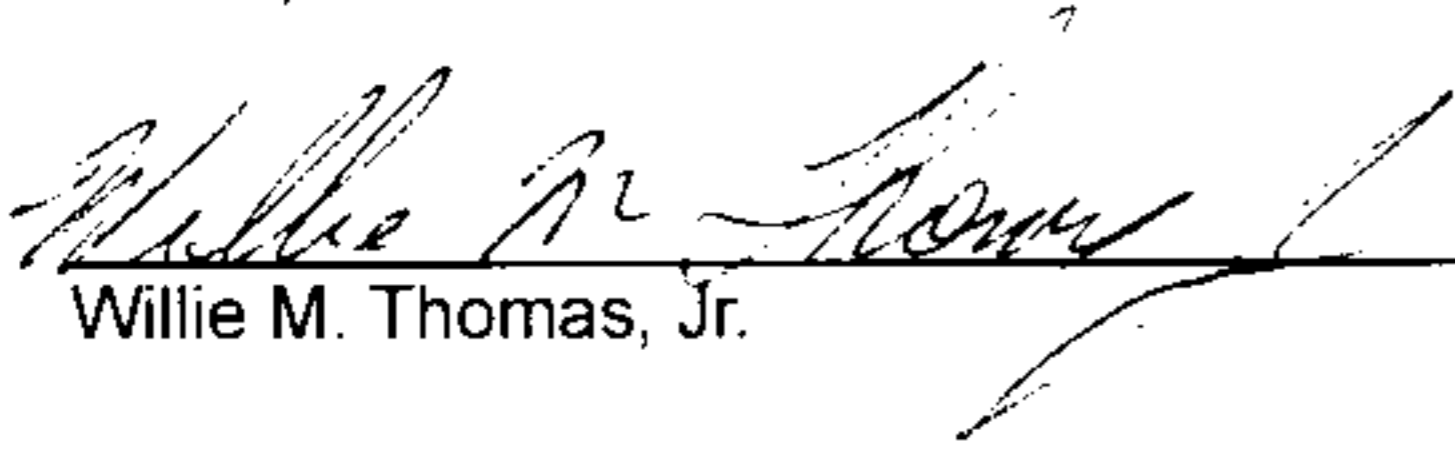
**Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

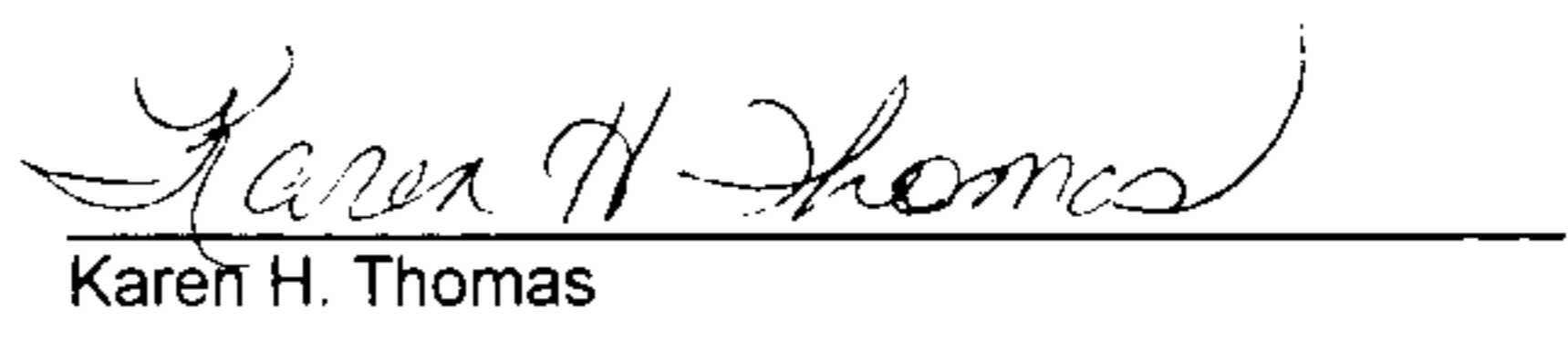
**\$224,910.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of March, 2017.

  
Willie M. Thomas, Jr.

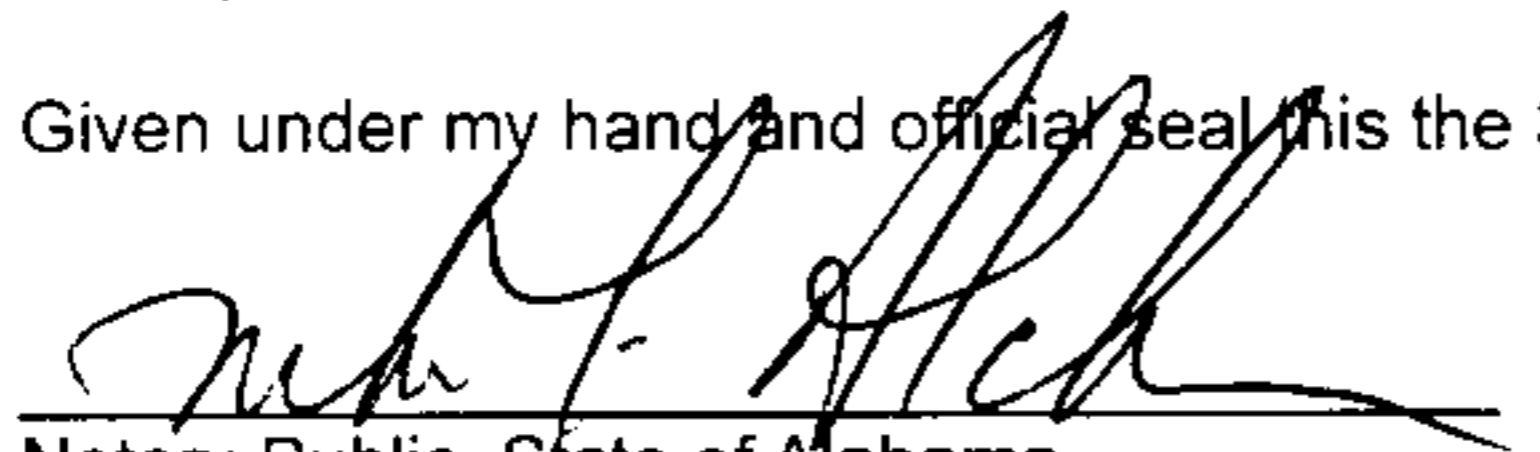
  
Karen H. Thomas

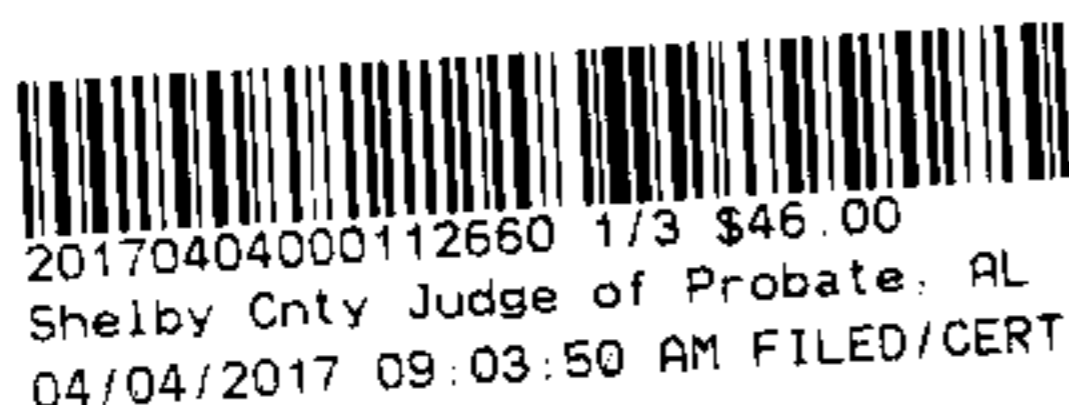
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Willie M. Thomas, Jr. and Karen H. Thomas, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2017.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020




**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 390.14 feet; thence North 43 degrees 47 minutes 21 seconds East, a distance of 379.54 feet to the POINT OF BEGINNING; thence North 44 degrees 31 minutes 41 seconds East, a distance of 240.92 feet; thence South 83 degrees 31 minutes 31 seconds East a distance of 321.25 feet to a point on the Westerly right of way line of Old Highway 25 East (66-foot right of way), said point also being the beginning of a non-tangent curve to the left, having a radius of 3,166.83 feet, a central angle of 08 degrees 34 minutes 08 seconds, and subtended by a chord which bears South 19 degrees 38 minutes 03 seconds West, and a chord distance of 362.88 feet; thence along the arc of said curve and said right of way line a distance of 363.07 feet; thence North 55 degrees 03 minutes 05 seconds West and leaving said R.O.W. line, a distance of 192.04 feet to a point; thence North 65 degrees 15 minutes 15 seconds West a distance of 229.92 feet to the POINT OF BEGINNING.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$299,880.00 and until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

  
20170404000112660 2/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/04/2017 09:03:50 AM FILED/CERT

