

Send tax notice to:  
David Cunningham  
2417 Mahaska Drive  
Birmingham, AL 35244  
TVL1700346

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Forty Three Thousand Five Hundred and 00/100 Dollars (\$243,500.00) in hand paid to the undersigned, Terrence S. Fisher, an unmarried man (hereinafter referred to as "Grantor"), by David Cunningham (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

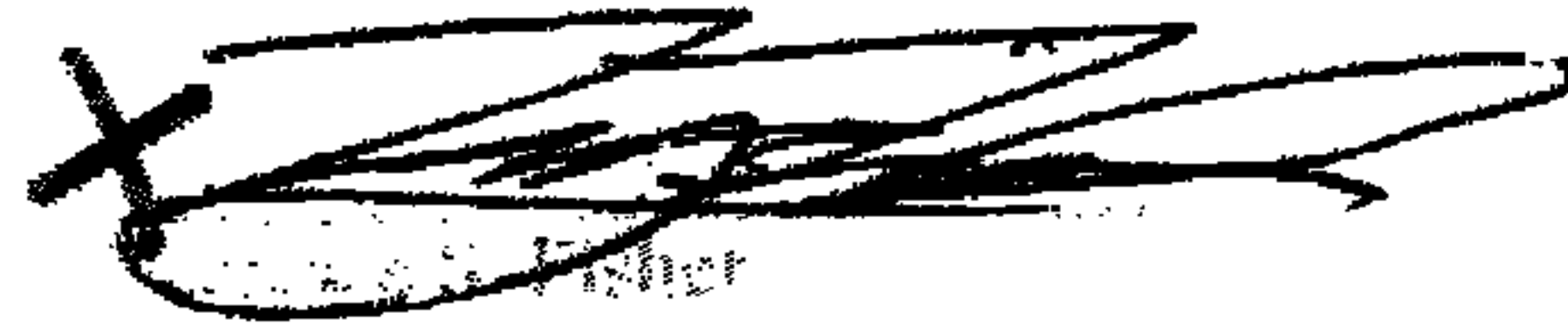
Lot 1, Block 4, according to the Survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:  
AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the day of  
08/31 17



STATE OF ~~X~~ Alaska  
COUNTY OF ~~X~~ 3rd Judicial District

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

Given under my hand and official seal this, the 31 day of Aug 17

(Notary Seal) ~~X~~ Linda Costa  
Notary Public  
Print Name ~~X~~ Linda Costa  
Commission Expires ~~X~~ 04/10/2021



**Real Estate Sales Validation Form**

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

<b>Grantor's Name</b>	<u>Terrence S. Fisher</u>	<b>Grantee's Name</b>	<u>David Cunningham</u>
<b>Mailing Address</b>	<u>2417 Mahaska Drive</u> <u>Birmingham, AL 35244</u>	<b>Mailing Address</b>	<u>2417 Mahaska Drive</u> <u>Birmingham, AL 35244</u>
<b>Property Address</b>	<u>2417 Mahaska Drive</u> <u>Birmingham, AL 35244</u>	<b>Date of Sale</b>	<u>August 31st, 2017</u>
		<b>Total Purchase Price</b>	<u>\$ 243,500.00</u>
		or	
		<b>Actual Value</b>	<u>\$</u>
		or	
		<b>Assessor's Market Value</b>	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 9/5/2017

Print Jordan Harrison

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Unattested  
 Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/06/2017 08:09:17 AM  
 S264.50 CHERRY  
 20170906000324560

*(Signature)*

(verified by)