

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Karen T. Cunningham
2464 O'Neal Way
Bham. AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Five Hundred Sixty-Two Thousand Dollars and NO/100 (\$562,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Nicholas S. Crowder and Tara Webb Crowder, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Karen T. Cunningham**, as trustee of the **Rachel Cunningham Hunt 2013 Trust**, as to an undivided **522/562** interest, **Joseph Hunt**, individually, as to an undivided **20/562** interest, and **Rachel Cunningham Hunt**, individually, as to an undivided **20/562** interest (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 41, according to the Survey of Kirkman Preserve Phase 3, as recorded in Map Book 44, Page 58 A&B, in the Probate Office of Shelby County, Alabama.

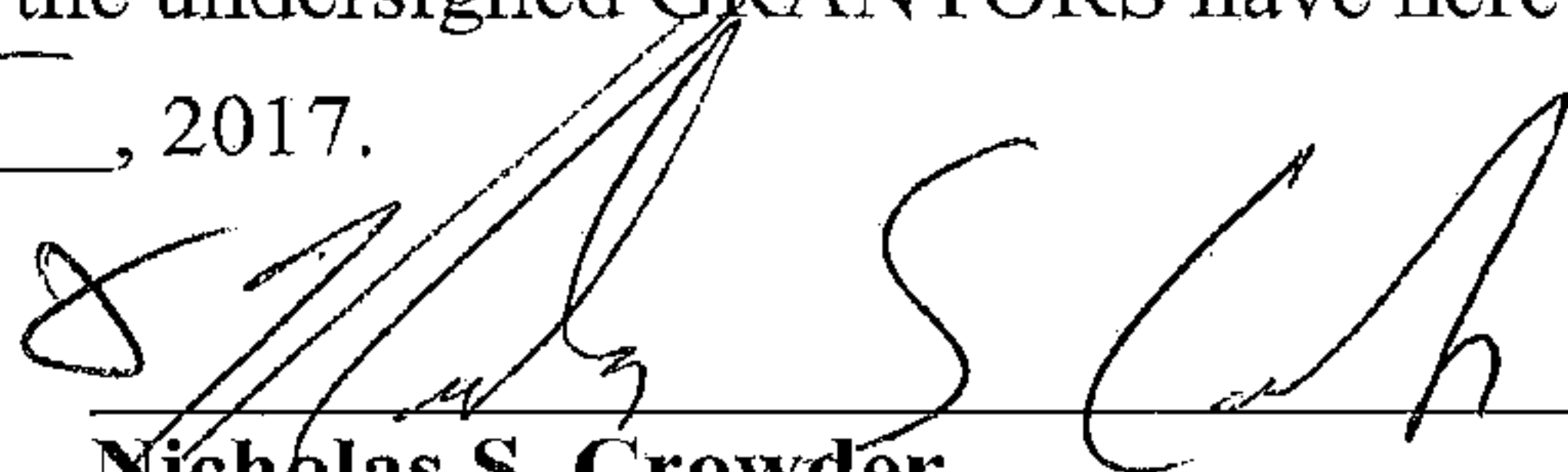
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 562,000 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantees, their heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and 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 persons.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 25th day of October, 2017.



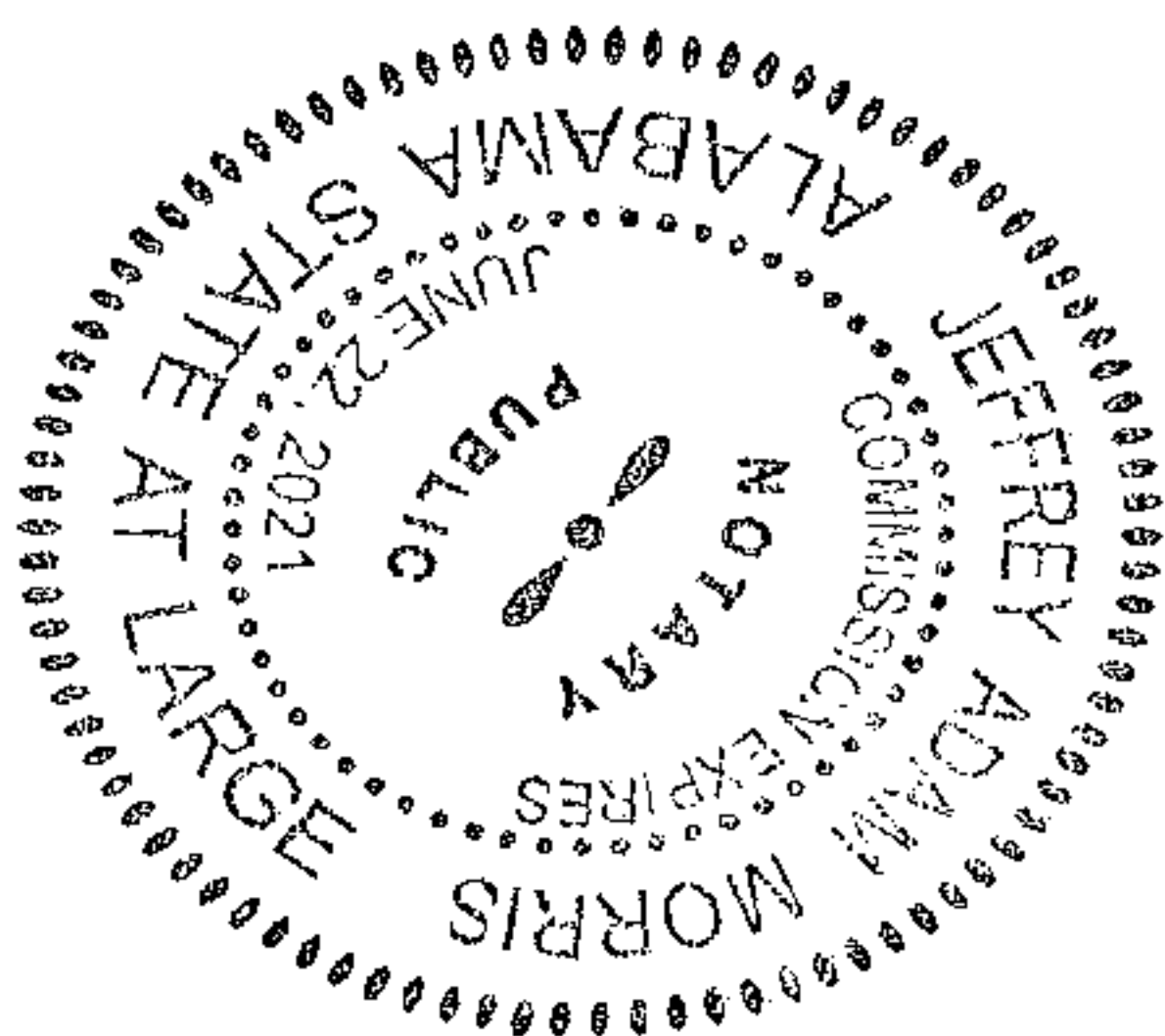
Nicholas S. Crowder

STATE OF AL
COUNTY OF Jefferson

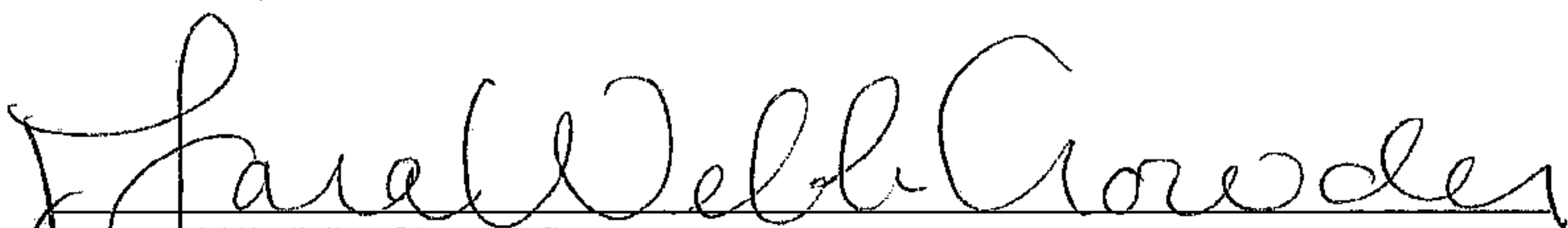
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Nicholas S. Crowder** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same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

Given under my hand and official seal this the 25th day of Oct, 2017.

Notary Seal



Notary Public
My commission expires:

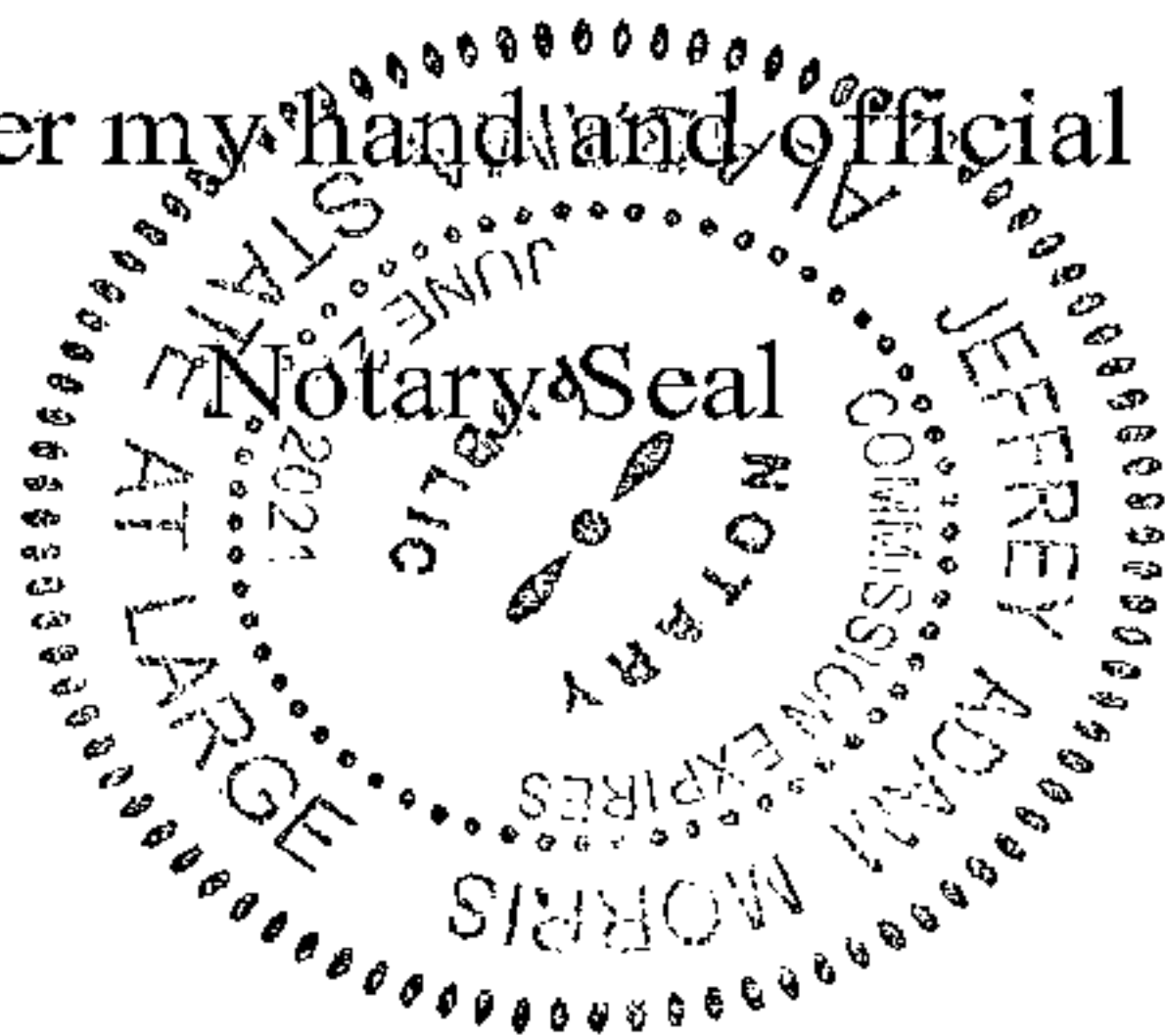


Tara Webb Crowder

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Tara Webb Crowder** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of October, 2017.



Notary Public
My commission expires:

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Nicholas Crowder Grantee's Name Karen T. Cunningham
 Mailing Address 925 Lake Forest Cir. Mailing Address 2464 O'Neal Way
Hoover, AL 35244 B'ham. AL 35242

Property Address 2464 O'Neal Way Date of Sale 10-25-17
Bham AL 35242 Total Purchase Price \$ 562,000
 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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 10-25-17

Print Jane J. L.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/26/2017 01:09:17 PM
 \$22.00 CHERRY
 20171026000388670

Print Form

Form RT-1