


WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Pete P Luker and Kathleen Luker  
21 Cottage Circle, Pelham AL 35124

Shelby County, AL 09/07/2018  
State of Alabama  
Deed Tax: \$92.50

  
20180907000322500 1/3 \$113.50  
Shelby Cnty Judge of Probate, AL  
09/07/2018 01:03:54 PM FILED/CERT

Presents:

THAT IN CONSIDERATION OF Ninety Two Thousand Two Hundred Dollars and no/100 Dollars (\$92,200.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Glenda Cunningham, a \_\_\_\_\_ person \_\_\_\_\_ (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Pete P Luker and Kathleen Luker (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10A, according to the Survey of The Cottages, as recorded in Map Book 12, Page 19, in the Probate Office of Shelby County, Alabama

This is not the Homestead of the above Grantor

Subject to Easements, Restrictions and rights of way of record.

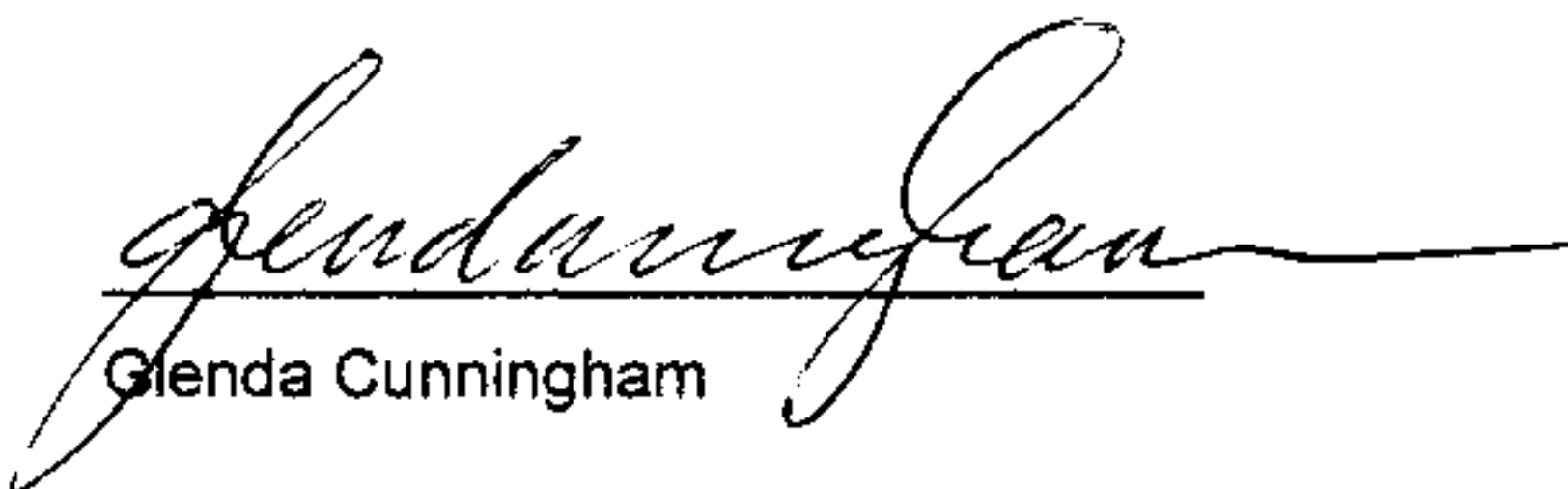
Subject to Mineral and Mining rights of record.

This deed was prepared without the benefit of a title exam.

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

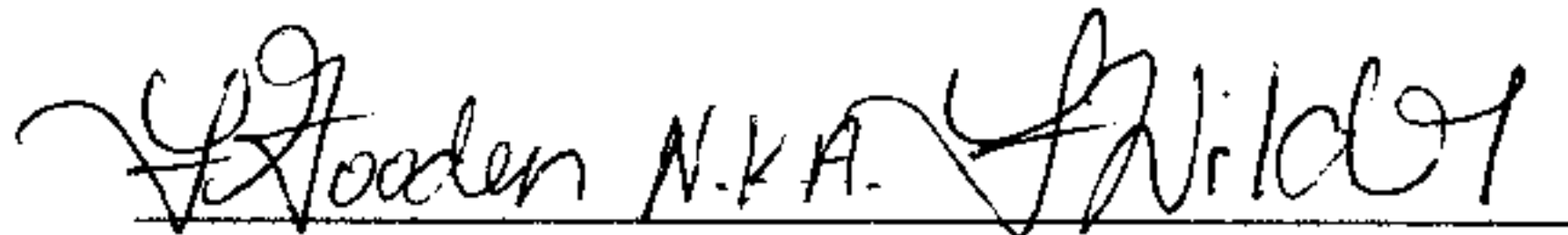
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this \_\_\_\_\_ day of  
September 2018

  
Glenda Cunningham


STATE OF Alabama  
County of

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Glenda Cunningham 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7<sup>th</sup> day of September, 2018.

  
Notary Public  
My Commission Expires: 02/08/2021

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216

  
20180907000322500 2/3 \$113.50  
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**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Glenda Cunningham	Grantee's Name	Pete P Luker and Kathlee Luker
Mailing Address			
	20 Callaway Lane		21 Cottage Circle
	Pelham AL 35124		Pelham AL 35124
Property Address	21 Cottage Circle	Date of Sale	September ____, 2018
	Pelham AL 35124	Total Purchase Price	\$92,200.00
		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)

<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: September \_\_\_\_, 2018  
\_\_\_\_ Unattested  
\_\_\_\_\_  
(verified by)

Print: Glenda Cunningham  
Sign:   
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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