

## Send Tax Notice To:

James Adam Garzarek

109 Grant Circle

Calera, AL 35040

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209  
(205) 871-1440

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
(\$ 156,000.00 ) to the undersigned Grantor in hand  
paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we,  
**Lakeshia Cunningham** (herein referred to as Grantor) does grant, bargain, sell and convey unto

James Adam Garzarek

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

**Lot 214, according to the Survey of Savannah Pointe Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama.**

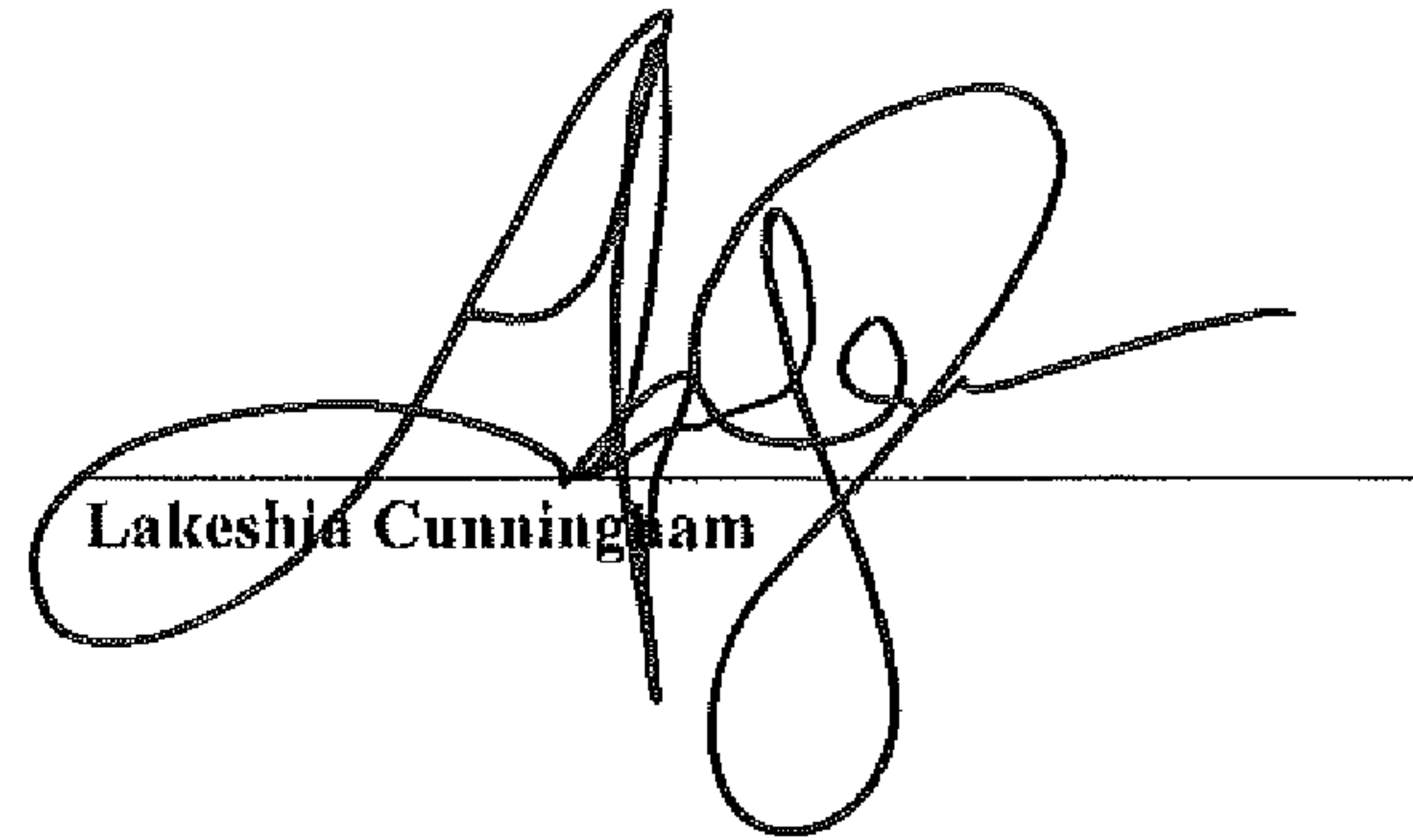
Deed Effective Date: June 25, 2019  
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.  
\$ 153,174.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set my hand and seal, this 5th day of

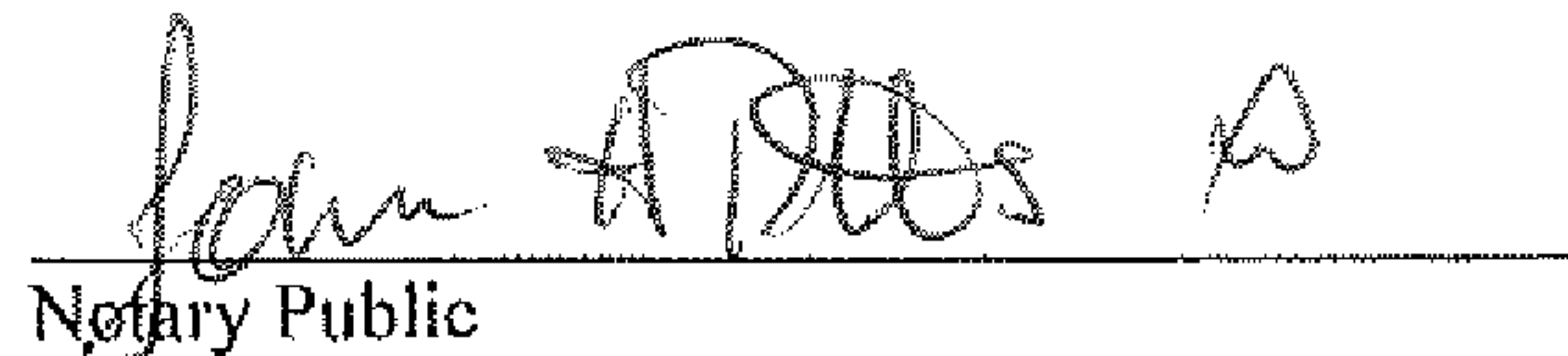
June 5th, 2019.

  
Lakeshia Cunningham

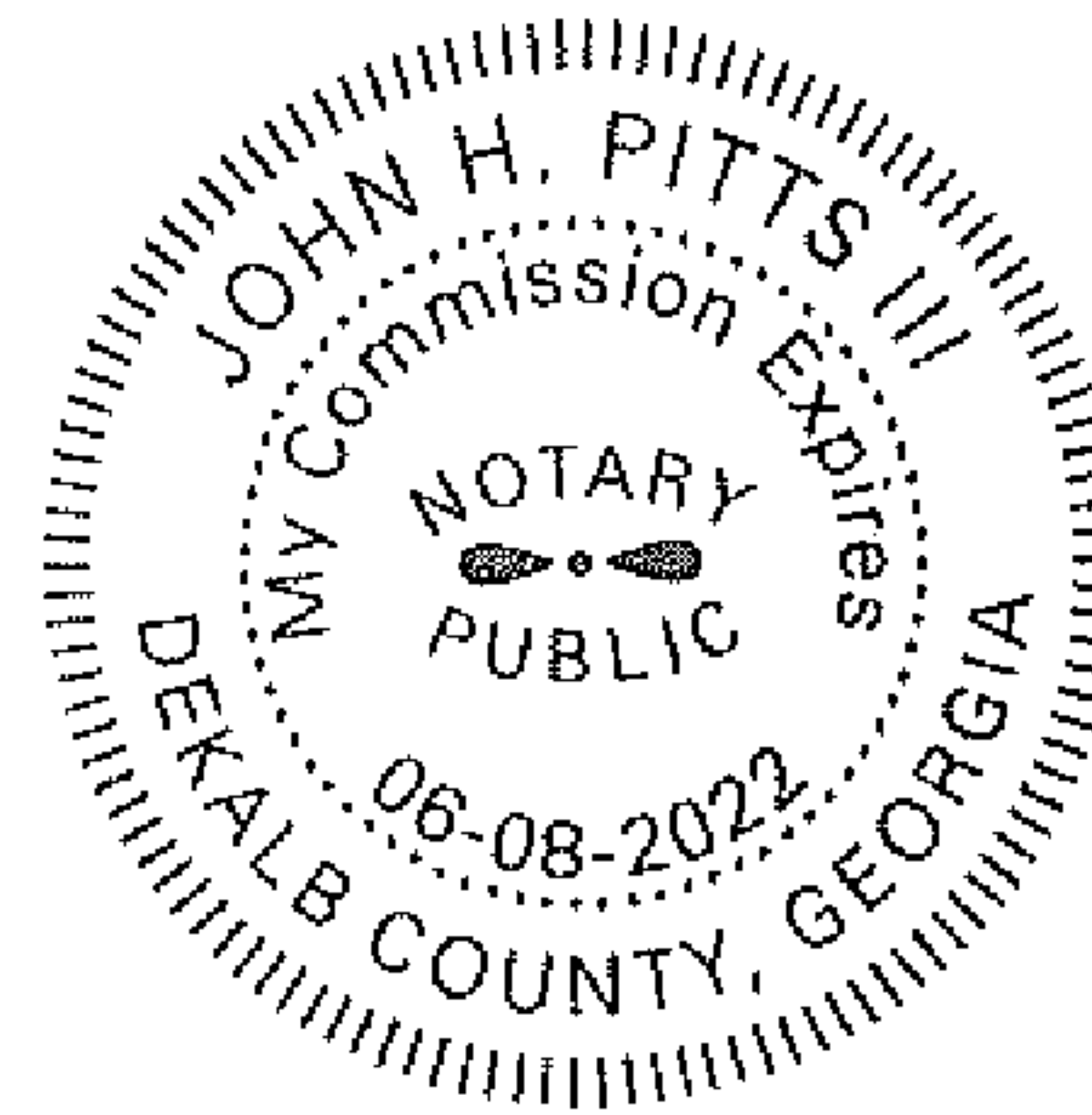
State of GA  
County of DeKalb

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Lakeshia Cunningham** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 5 day of June, 2019.

  
Notary Public

My Commission Expires: 06-08-2022



**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

## Real Estate Sales Validation Form

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

Grantor's Name Lakeshia Cunningham  
 Mailing Address c/o Sibey Cline Relocation Services  
5253 Hearthstone Street  
Stone Mountain, GA 30083

Grantee's Name James Adam Garzarek  
 Mailing Address 109 Grant Circle  
Calera, AL 35040

Property Address 109 Grant Circle  
Calera, AL 35040

Date of Sale 06/25/2019  
 Total Purchase Price \$ 156000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/01/2019 08:18:47 AM  
 \$24.00 CHERRY  
 20190701000232660

*Allen S. Byrd*

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 6/28/19

Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1