

**This Instrument Prepared by:**

**Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209**

**SEND TAX NOTICE TO:**

**Rachel Hunt and Rachel Hunt Trust  
1805 Kirkman Cove  
Hoover, AL 35242**

[Space Above This Line for Recording Data]

**20191017000383470  
10/17/2019 03:13:02 PM  
DEEDS 1/2**

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Four Hundred Ninety Five Thousand and 00/100 Dollars (\$495,000.00)** 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 where is acknowledged. I or we, **Ashley B. Corder and Casey L. Corder, a married couple**, whose address is 2436 O'Neal Way Birmingham AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Rachel C. Hunt and the Rachel Cunningham Hunt 2013 Trust under the James W. and Karen T Cunningham 2013 Children's Trust Agreement**, whose mailing address is **1805 Kirkman Cove, Hoover, AL 35242** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **1805 Kirkman Cove, Hoover, AL 35242** to wit:

Lot 233, according to the Survey of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 85, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$ .00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 14 day of

Oct. 16, 2019.

20191017000383470 10/17/2019 03:13:02 PM DEEDS 2/2

Ashley B. Corder  
Ashley B. Corder

Casey L. Corder  
Casey L. Corder

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Ashley b. Corder and Casey L. Corder** whose name 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 this conveyance, he, in his capacity as Personal Representative of the Estate of Fay P. Haney and with full authority, executed the same voluntarily.

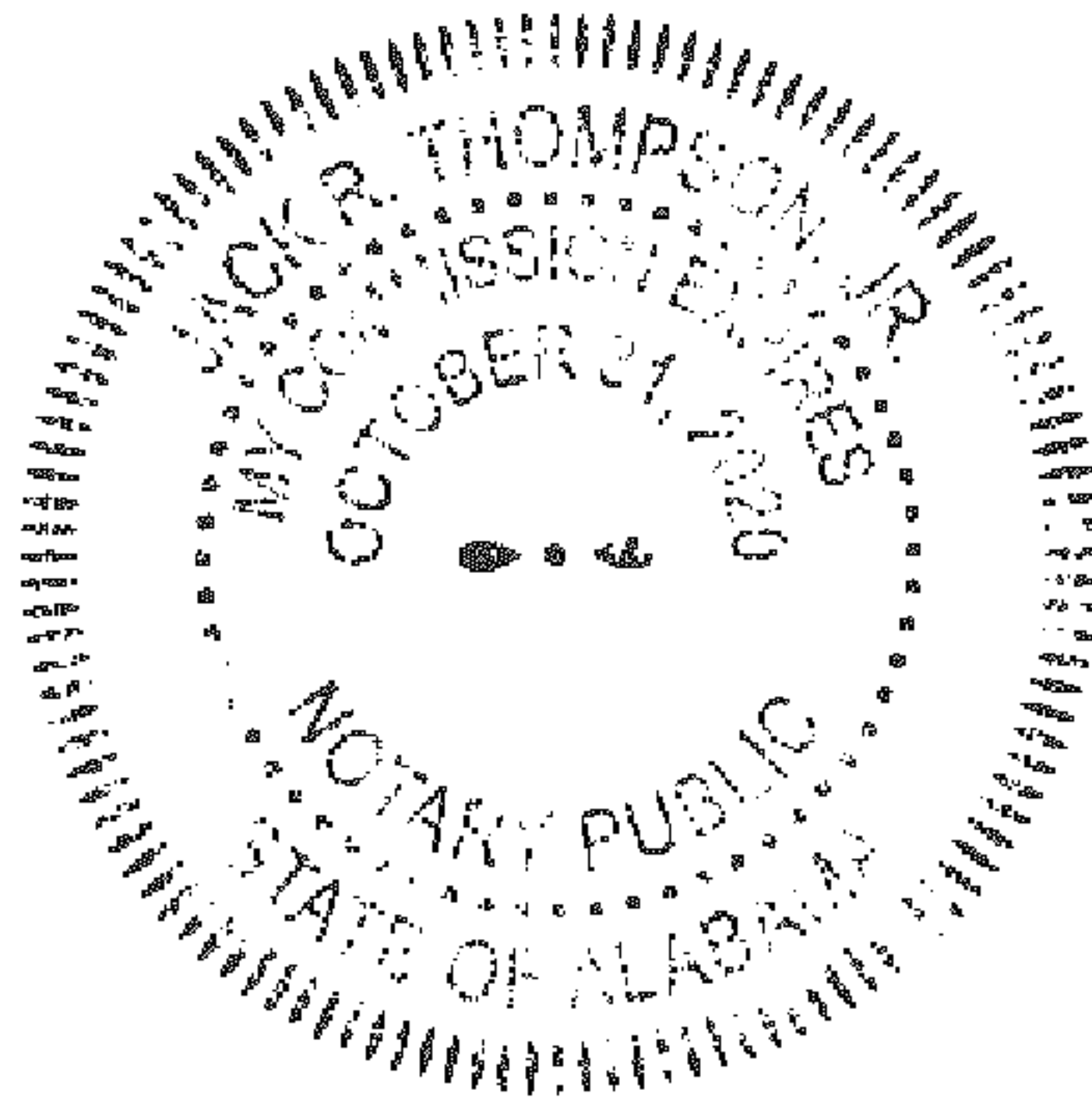
WITNESS my hand and official seal in the county and state aforesaid this the 16<sup>th</sup> day of Oct, 2019

My Commission Expires: 10/31/2020

Thompson  
Notary Public

(SEAL)

**ATB 1305**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/17/2019 03:13:02 PM  
\$521.00 CHARITY  
20191017000383470

Allen S. Bayl