

Send tax notice to:
Barbara F. Cunningham and Michael Cunningham
161 Hickory Point Drive
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF Shelby

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

20191216000464750
12/16/2019 01:30:34 PM
DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00) in hand paid to the undersigned, **Casa Alabama Series Of the Acts 16:31 LLC**, a Nevada limited liability company (hereinafter referred to as "Grantor") by Barbara F. Cunningham and Michael Cunningham (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

\$ 174,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Casa Alabama Series Of the Acts 16:31 LLC**, a limited liability company by Coll Thomson and Lisa Thomson its Managers, who are authorized to execute this conveyance, have caused this conveyance to be executed on this, the 12 day of December, 2019.

Casa Alabama Series Of the Acts, 16:31 LLC

By: Coll
Coll Thomson
Its: Manager

By: Lisa
Lisa Thomson
Its: Manager

STATE OF Nevada
COUNTY OF Clark

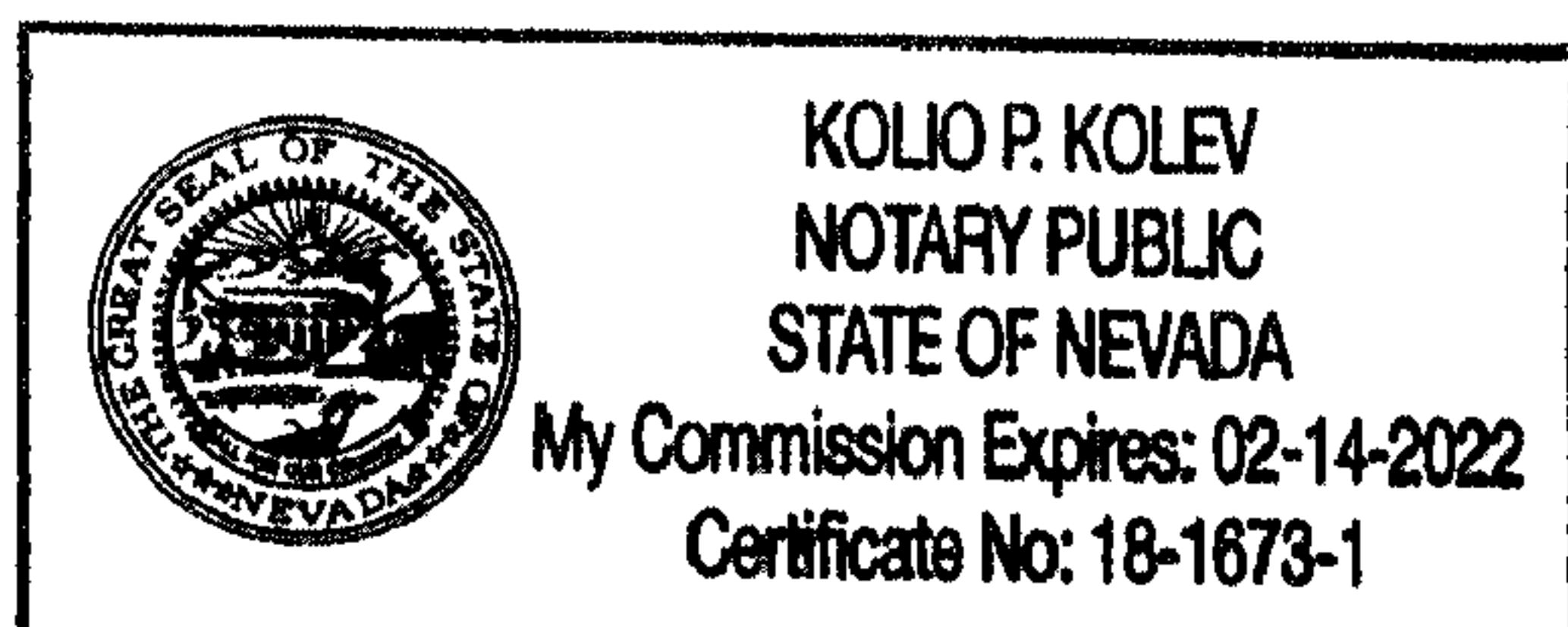
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Coll Thomson whose name as Manager of Casa Alabama Series Of the Acts 16:31 LLC, a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2019.

Print Name:

Kolio P. Kolev
Notary Public

Kolio P. Kolev
Commission Expires: 2-14-2022

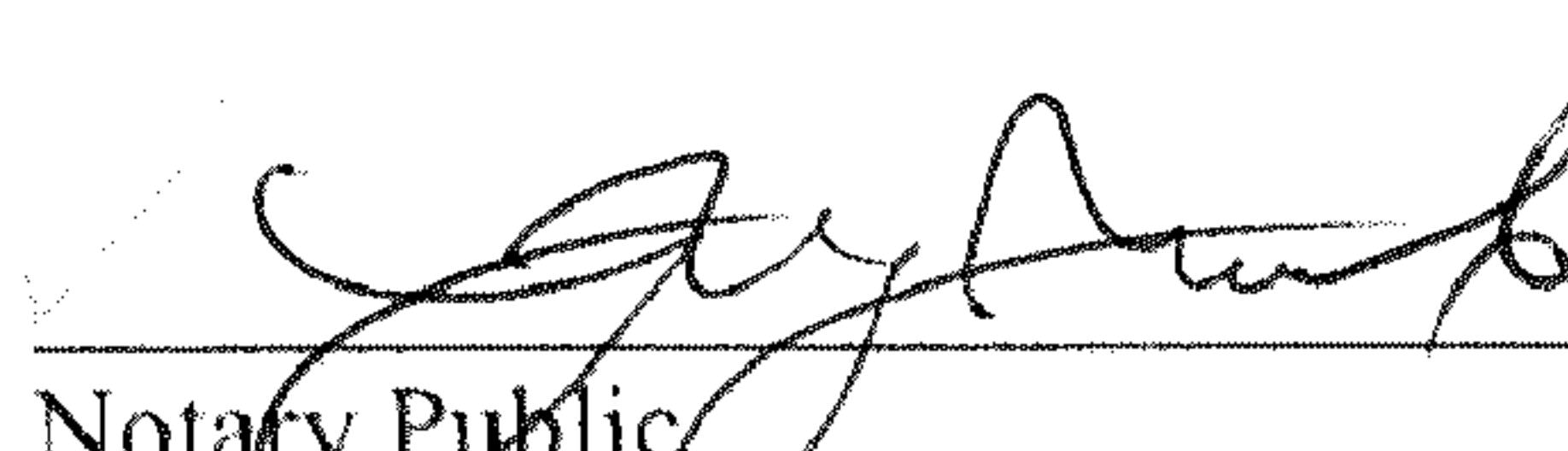


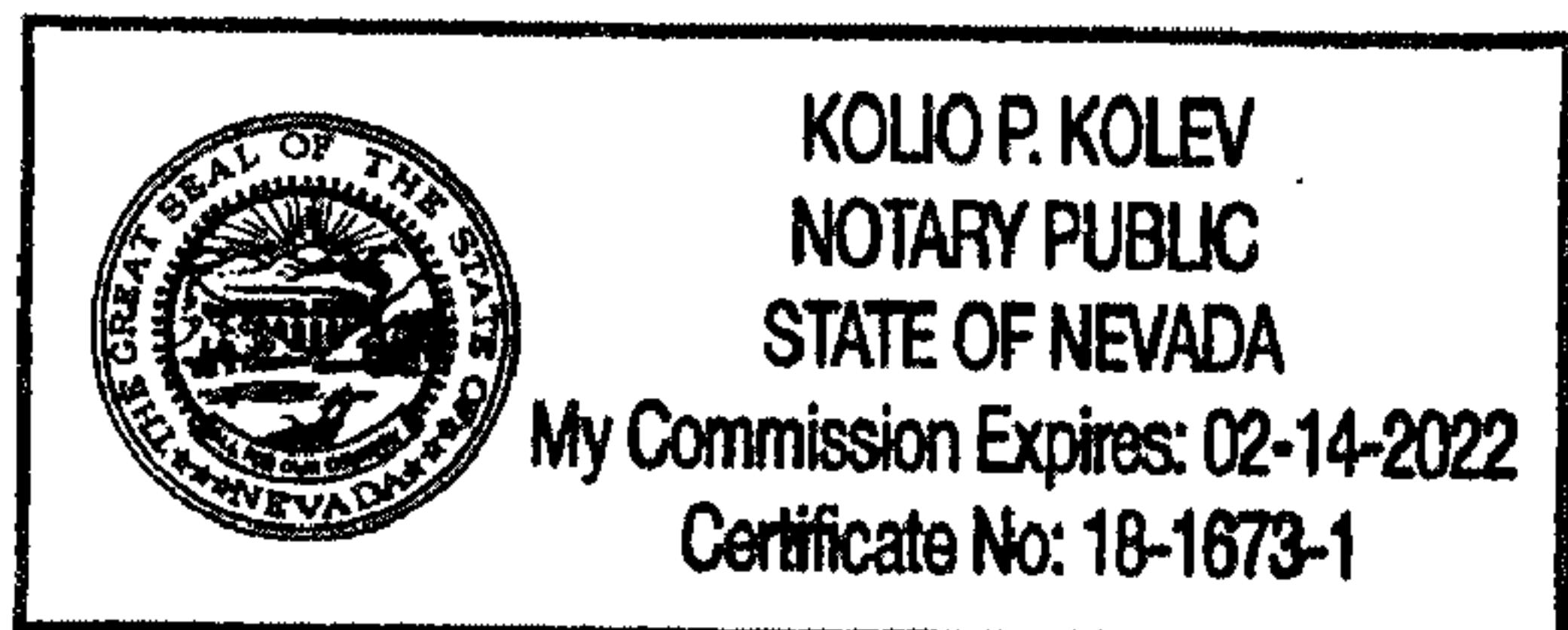
STATE OF Nevada
COUNTY OF Clark

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Thomson whose name as Manager of Casa Alabama Series Of the Acts 16:31 LLC, a limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2019.

Print Name:


Notary Public
Kolio P. Kolev
Commission Expires: 2-14-2022



Real Estate Sales Validation Form

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

Grantor's Name	Case Alabama Series of the Acts 16:31, LLC	Grantee's Name	Barbara F Cunningham and Michael Cunningham
Mailing Address	10040 W Cheyanne 170-87	Mailing Address	161 Hickory Point Drive
	Las Vegas NV 89129		Helena AL 35080
Property Address	161 Hickory Point Drive	Date of Sale	12/12/2019
	Helena AL 35080	Total Purchase Price	\$ 174,900
		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).

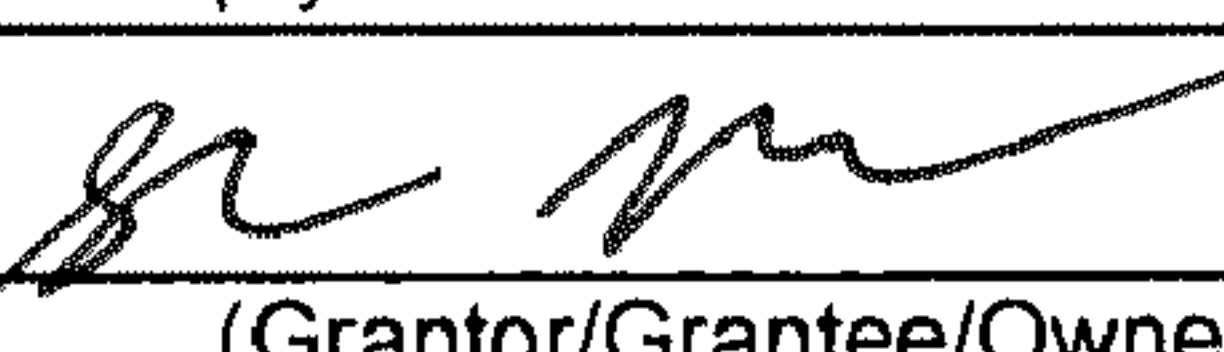
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-16-19

Print Skyler Murphy

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2019 01:30:34 PM
\$32.00 CHARITY
20191216000464750

Allie S. Boyd