

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-20-26327

Send Tax Notice To: Janice F. Seaman  
David M. Pope

540 Shelby St  
Montevalle AL 35115

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, 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 whereof is acknowledged, I or we, **Marshel Roy Cunningham, a Single man and Linda Ann Lakeman, a Single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Janice F. Seaman and David M. Pope**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

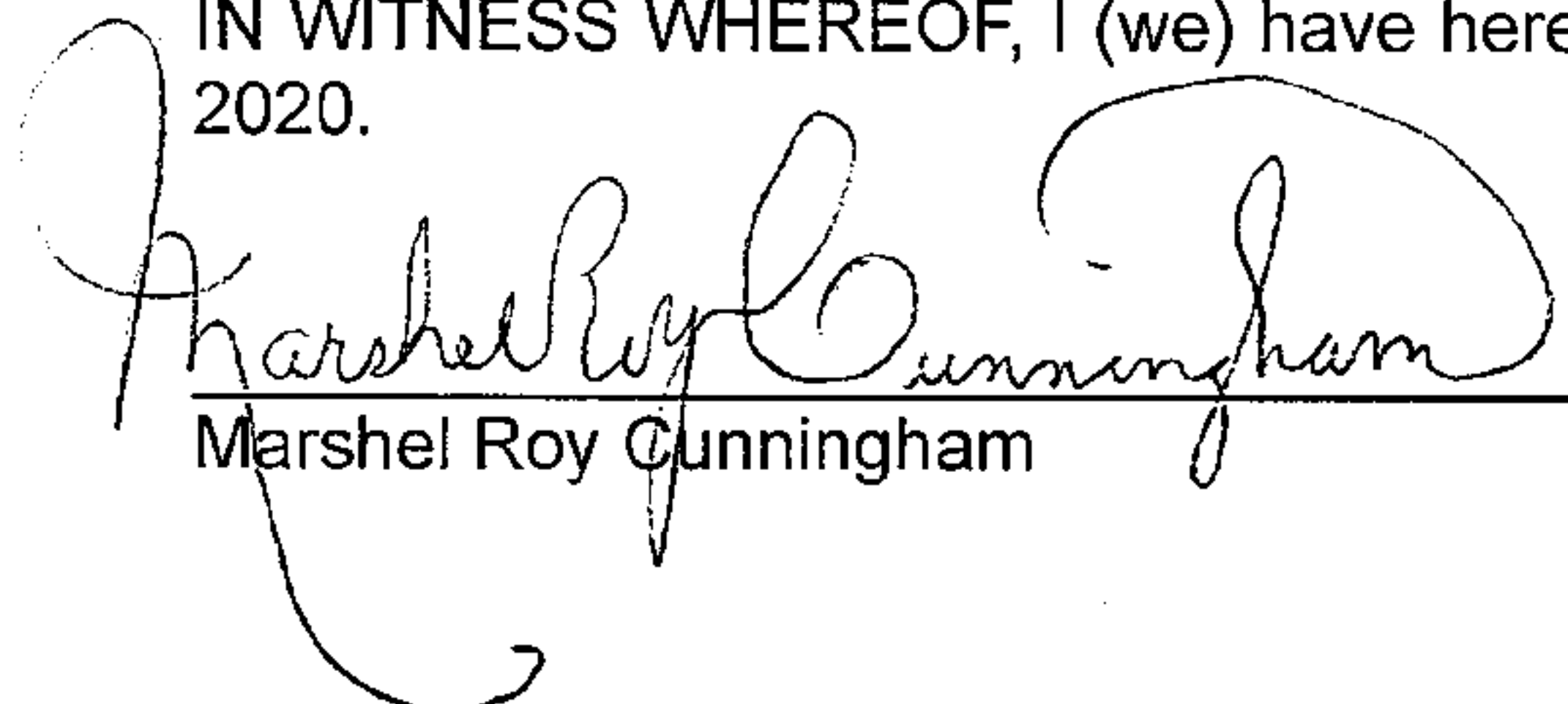
**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**  
**No part of the homestead of the Grantors herein or their spouse, if any.**

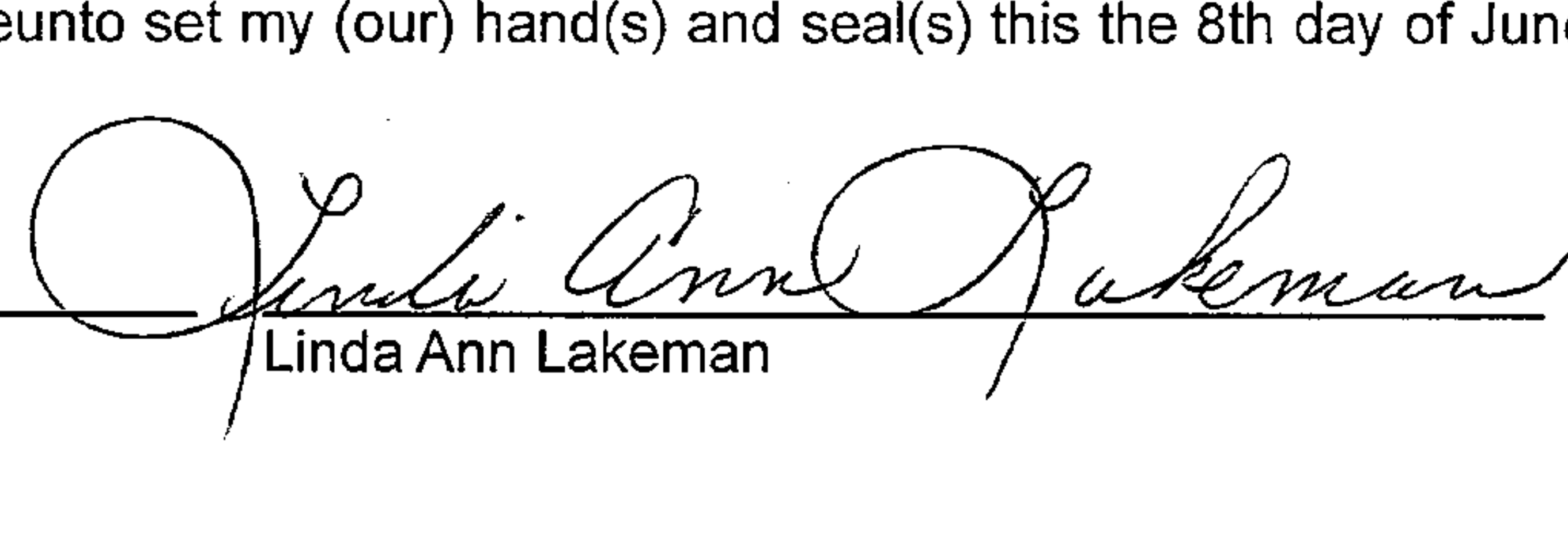
**\$50,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of June, 2020.

  
Marshel Roy Cunningham

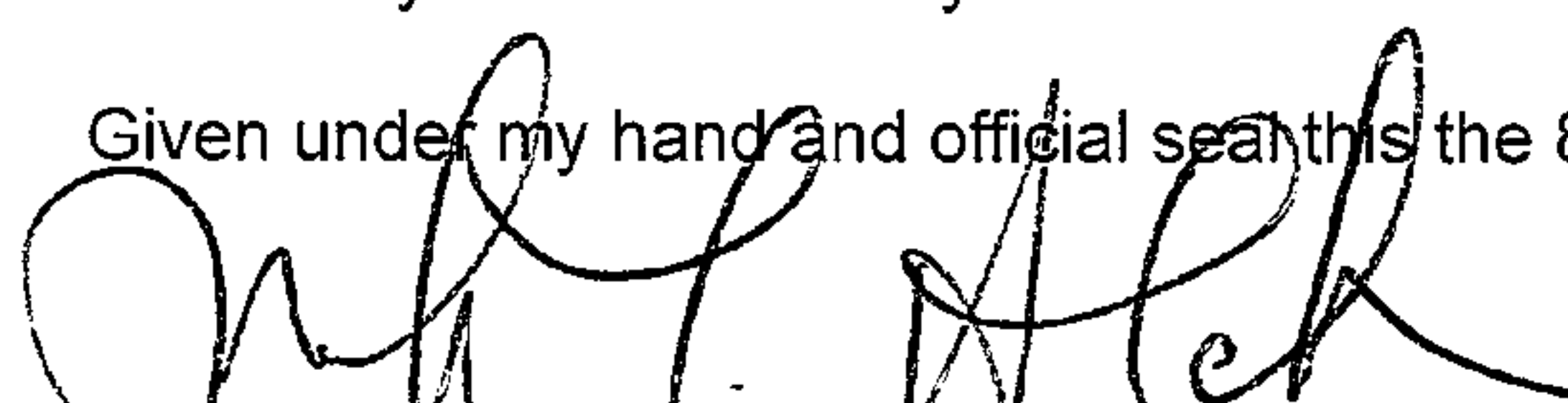
  
Linda Ann Lakeman

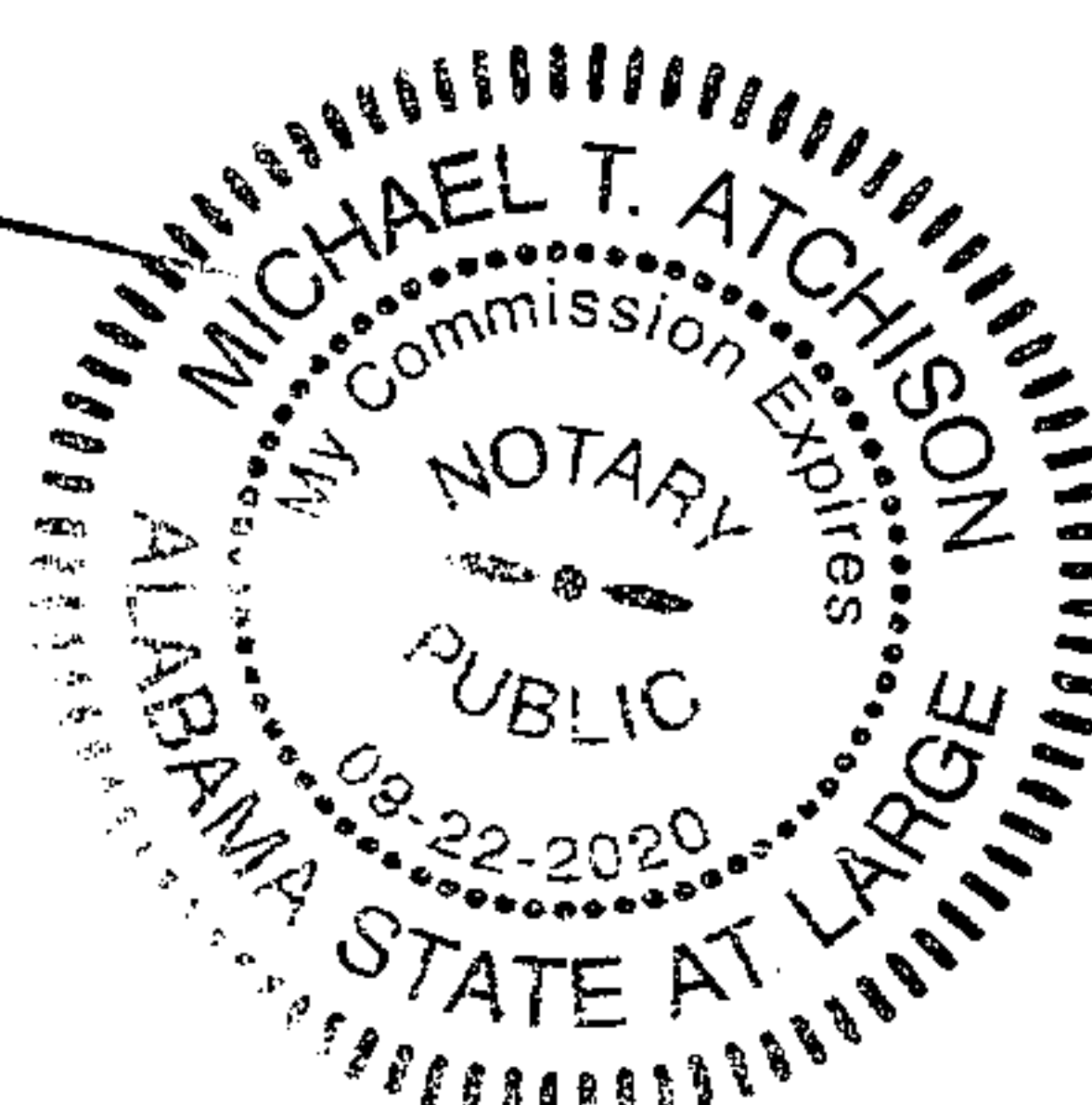
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Marshel Roy Cunningham and Linda Ann Lakeman, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 2020.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NE corner of Section 28, Township 24 N, Range 12 E, Shelby County, Alabama and run South 00 degrees 12 minutes 46 seconds West for 236.89 feet to the North right of way of County Road 12; thence along said right of way the following calls: South 64 degrees 18 minutes 50 seconds West for 177.26 feet; thence South 64 degrees 31 minutes 36 seconds West for 717.12 feet; thence South 64 degrees 30 minutes 07 seconds West for 300.33 feet to a half inch rebar being the point of beginning; thence South 64 degrees 32 minutes 32 seconds West for 480.37 feet to a manhole lying in the centerline of a 20 foot easement; thence leaving said right of way and along said centerline of easement North 27 degrees 41 minutes 56 seconds West for 344.02 feet to a manhole; thence North 30 degrees 39 minutes 06 seconds West for 254.08 feet to a manhole; thence North 30 degrees 39 minutes 06 seconds West for 254.08 feet to a rebar capped 31148; thence leaving said centerline of easement North 56 degrees 01 minute 39 seconds East for 422.56 feet to a rebar capped 31148; thence South 34 degrees 37 minutes 36 seconds East for 42.08 feet to a bolt; thence South 34 degrees 36 minutes 46 seconds East for 551.37 feet back to the point of beginning.

According to the survey of Randall C. Phillips, dated May 30, 2020.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/09/2020 08:03:47 AM  
\$128.00 JESSICA  
20200609000231740

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Marshel Roy Cunningham	Grantee's Name	Janice F. Seaman
	Linda Ann Lakeman		David M. Pope
Mailing Address	P.O. Box 26 Montevallo AL 35115	Mailing Address	540 Shelby Street Montevallo AL 35115
Property Address	565 Spring Creek Rd. Montevallo, AL 35115	Date of Sale	June 08, 2020
		Total Purchase Price	\$150,000.00
		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)

Bill of Sale	Appraisal
xx Sales Contract	Other
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 of 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 June 08, 2020

Unattested

(verified by)

Print Marshel Roy Cunningham

Sign

(Grantor/Grantee/Owner/Agent) circle one