Prepared By

Name: <u>Michael Cunningham</u> Address: <u>173 Cohill Drive</u>

City: Alabaster State: Alabama Zip Code 35007

Send Tax Notice To

Name: <u>Cheniah Samaria Williams</u> Address: <u>28 Thomas Fulgham Rd</u>

City: Brierfield State: Alabama Zip Code 35035

Shelby County, AL 06/09/2020 State of Alabama

State of Alabam Deed Tax: \$2.50



20200609000234080 1/3 \$30.50 Shelby Cnty Judge of Probate, AL 06/09/2020 03:41:31 PM FILED/CERT

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Thousand Five Hundred and No/100 Dollars (\$2500.00) in hand paid to Michael Cunningham, residing at 173 Cohill Drive, County of Shelby, City of Alabaster, State of Alabama hereinafter known as the "Grantor" hereby remise, release, conveys and quitclaims to Cheniah Samaria Williams residing at 28 Thomas Fulgham Rd, County of Bibb, City of Brierfield, State of Alabama (hereinafter known as the "Grantee") all the rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama the address of which is 140 COMMERCE ST MONTEVALLO, ALABAMA 35115 to-wit:

Legal Description:

A certain lot or parcel of land located in the Town of Montevallo, in the Northwest Quarter of Fractional Section Three (3) Township Twenty-Four (24) North, Range Twelve (12) East, and particularly described by the following metes and bounds, to wit: Beginning at Southwest Corner of the intersection of Dauphin & Commerce Streets; thence westerly along the South side of Commerce Street and perpendicular to Dauphin Street a distance of 200 feet to the point of beginning; thence southerly and parallel with west side of Dauphin Street 128 feet; thence westerly and parallel with Commerce Street 100 feet; thence northerly and perpendicular to Commerce Street 128 Feet to the south side of Commerce Street; thence easterly on south side of Commerce Street 100 feet to the point of beginning.

Parcel # 362032002053.000

METES AND BOUNDS:COM W LN SEC & S ROW COMMERCE ST NE110 TO POB CON NE100 SE128 SW100 NW128 TO POB

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

McLae Cunwellan
Grantor's Signature

Michael Cunningham
Grantor's Name

173 Cohill Drive Address Alabaster, Alabama 35007 City, State & Zip

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Cunningham whose name 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of June, 2020.

LEE FRANK CUNNINGHAM JR Notary Public Alabama-State At Large My Commission Expires Nov. 14, 2023

Shelby Cnty Judge of Probate, AL -06/09/2020 03:41:31 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Michael Cunningham		Cheniah Samaria Williams
Mailing Address	173 Cohill Drive	Mailing Address	28 Thomas Fulgham Rd
	Alabaster, Alabama 35007		Brierfield, Alabama 35035
			,
Property Address	140 COMMERCE ST	Date of Sale	June 9, 2020
i iopoity / taaicoo	MONTEVALLO, AL 35115	Total Purchase Price	
		- or	
		Actual Value	\$
20200609000234080 3/3 \$3 Shelby Cnty Judge of Pro	30 50	or	
06/09/2020 03:41:31 PM F	FILED/CERT	Assessor's Market Value	÷ <u>\$</u>
The purchase price	e or actual value claimed on	this form can be verified in the	he following documentary
evidence: (check one) (Recordation of documentary evidence is not required)			
Bill of Sale — Appraisal			
Sales Contract		Other QUIT CLAIM D	EED
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			
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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).			
or the penalty maic	aled III <u>Code of Alabailia 13</u>	<u>79</u> 840-42-1 (II).	
Date 06/09/2020	<u>)</u>	Print Michael Cunningham	
		Sign Michael Curningham	
Unattested	(verified by)		e/Owner/Agent) circle one
			Form RT-1

eForms