

THIS INSTRUMENT PREPARED BY:  
Nancy K. Bird  
1509 Shades Crest Road  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Sammy Shunnarah  
625 Green Springs Ave.  
Birmingham, AL 35205



20200707000280840 1/2 \$80.00  
Shelby Cnty Judge of Probate, AL  
07/07/2020 02:12:24 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged I, Sammy Shunnarah, an unmarried man, do grant, bargain, sell and convey unto

Sammy Shunnarah, or his successors in Trust, as Trustee of the  
SAMMY B. SHUNNARAH REVOCABLE TRUST,  
dated March 4, 2020

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 5, Block 1, according to the Survey of Hidden Valley Estates, as recorded in Map Book 6, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Shelby County, Alabama,**

**This does not constitute the Homestead of the Grantor.**

This conveyance is subject to:

1. Current and future taxes.
2. All easements, reservations, conditions, rights-of-way, restrictions, covenants and encumbrances of record.
3. Any minerals and mineral rights not owned by the Grantor.

NO TITLE OPINIONS WERE REQUESTED AND NONE WERE PERFORMED. LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple forever.

Grantor's Mailing Address: 625 Green Springs Ave.  
Birmingham, AL 35205

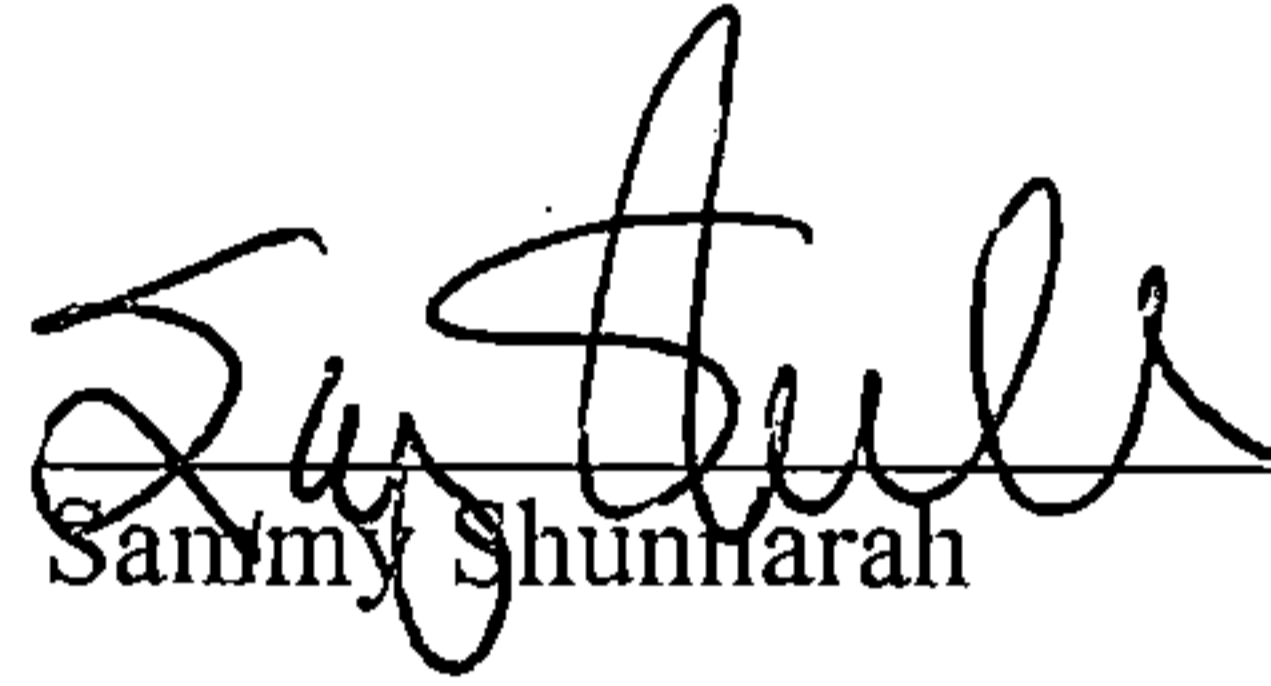
Grantee's Mailing Address: 625 Green Springs Ave.  
Birmingham, AL 35205

Property Address: Hidden Valley Estates

Assessor's Market Value: \$55,000


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 Section 40-22-1 (h).

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 6 day of May, 2020.

  
Sammy Shunnarah

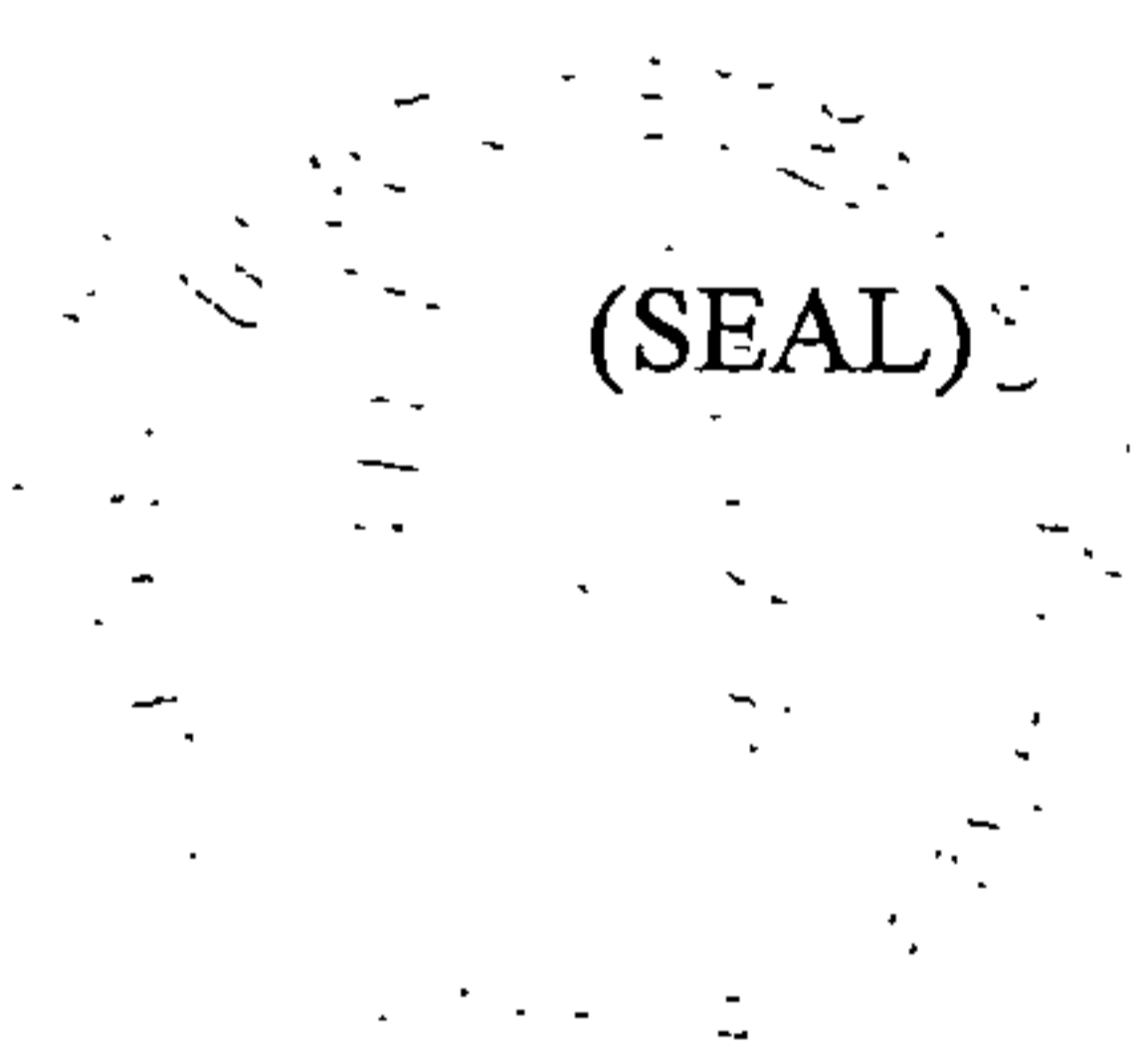
STATE OF ALABAMA

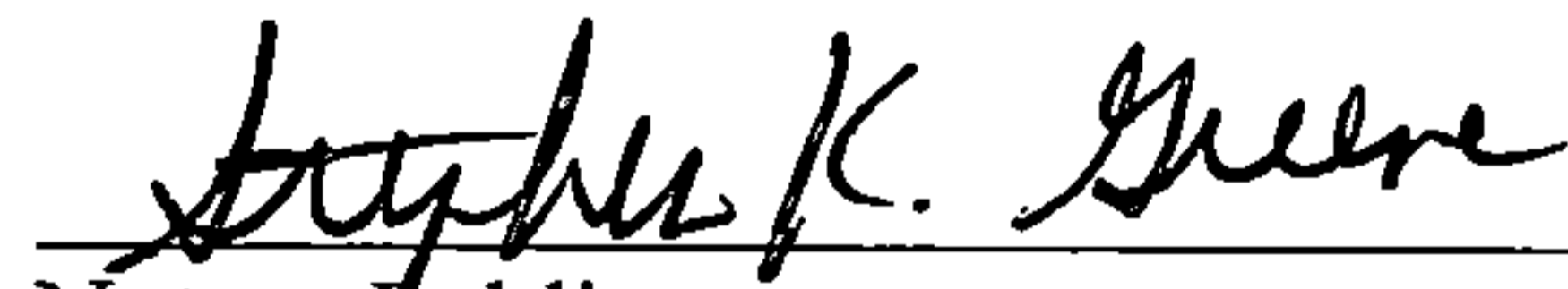
SHELBY COUNTY

  
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I, the undersigned Notary Public in and for said County in said State, hereby certify that Sammy Shunnarah, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of May, 2020.



  
Notary Public  
My Commission Expires: 4/11/24

Shelby County, AL 07/07/2020  
State of Alabama  
Deed Tax: \$55.00