

20200804000328410  
08/04/2020 08:04:05 AM  
DEEDS 1/4

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
*Matthew Grantham & Gerald Satterwhite*  
*2576 Holland Lake Dr. S.*  
*Pelham, AL 35124*

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

M 201340    Ⓢ  
**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventy-Seven Thousand Five Hundred Dollars and NO/100 (\$177,500.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Christopher J. Kuhn, a married man conveying property that is not the homestead of the Grantor nor that of his spouse, and Steven H. Kuhn, a married man conveying property that is not the homestead of the Grantor nor that of his spouse,** (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Matthew Grantham and Gerald Satterwhite** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

**The Southwest 1/4 of the Southeast 1/4 of Section 36, Township 20 South, Range 2 West, in Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$142,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

To have and to hold to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this  
29<sup>th</sup> day of July, 2020

Christopher J. Kuhn  
Christopher J. Kuhn

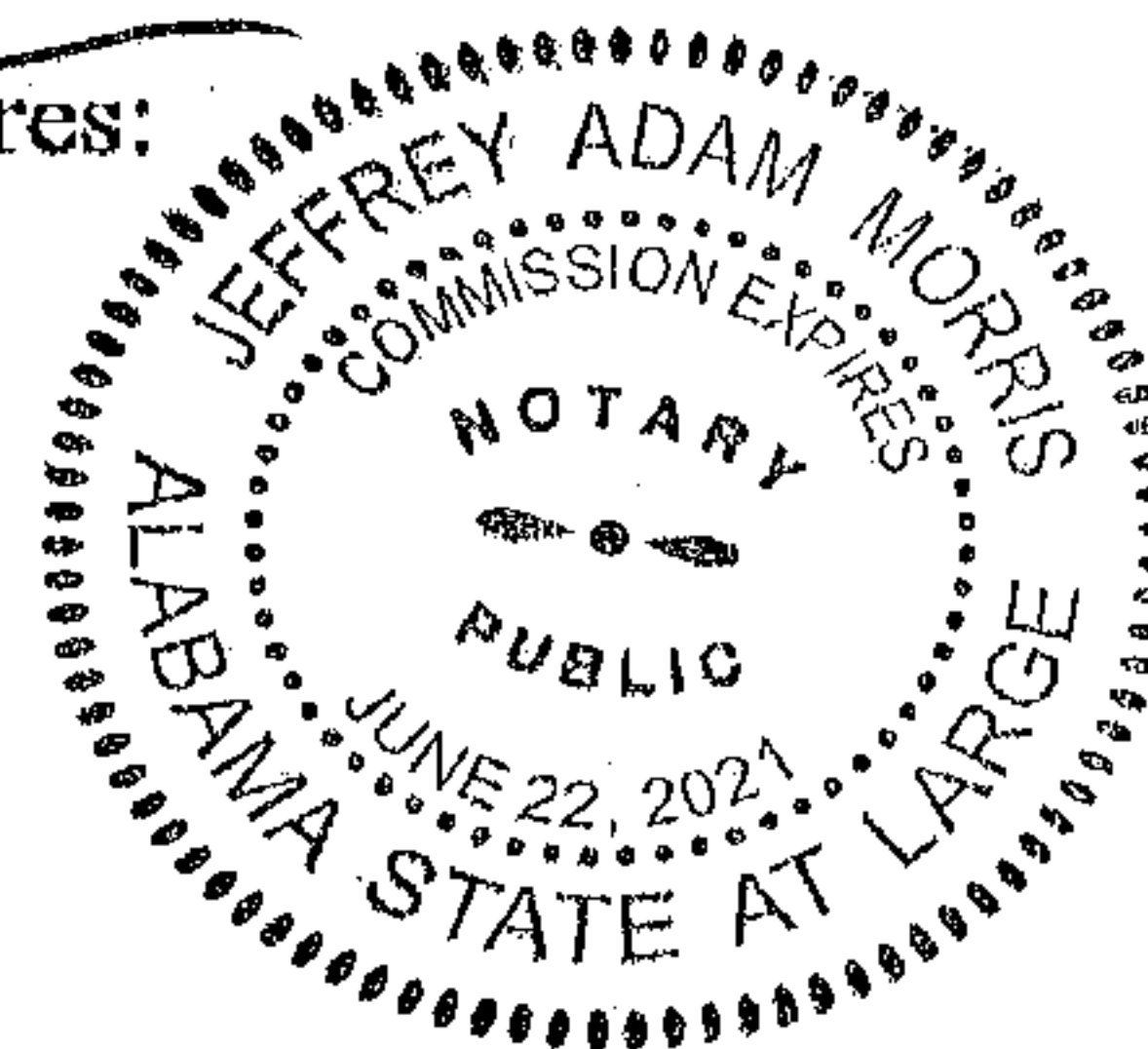
STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Christopher J. Kuhn** whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of July, 2020

Notary Seal

Jeffrey Adam Morris  
Notary Public  
My commission expires:  
6/22/2021



Steven H. Kuhn  
Steven H. Kuhn

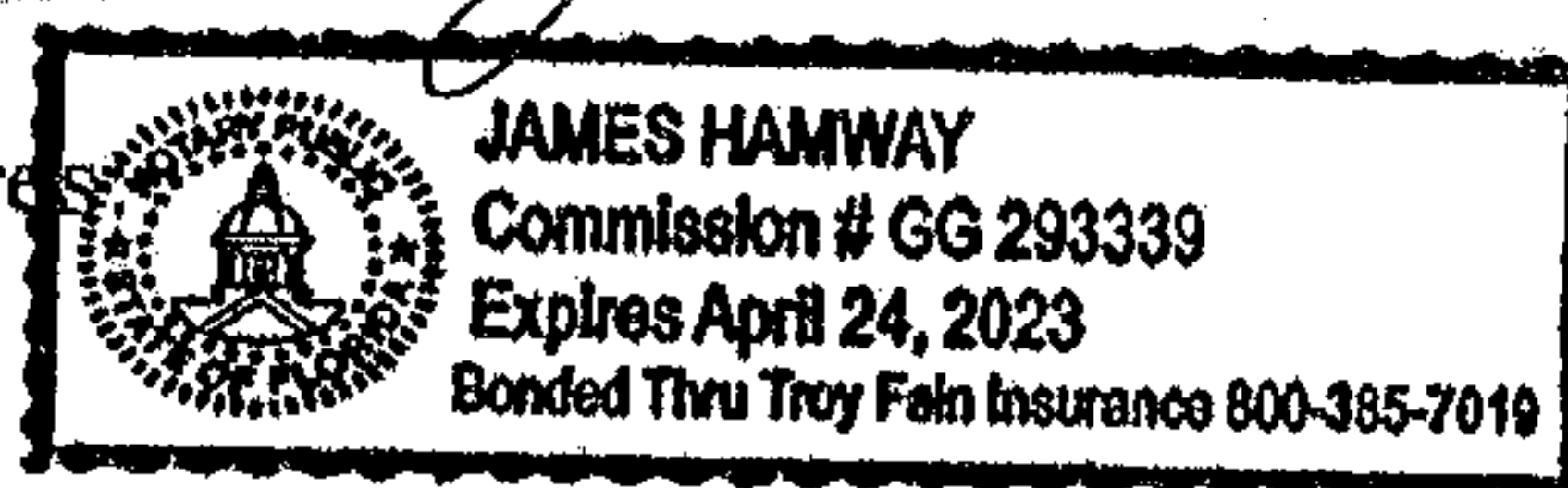
STATE OF Florida  
COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Steven H. Kuhn** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of July, 2020.

Notary Seal

James Hamway  
Notary Public  
My commission expires



## Real Estate Sales Validation Form

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

Grantor's Name Christopher J. Kuhn  
 Mailing Address Steven H. Kuhn  
4359 Village Green Circle  
Birmingham AL 35226

Grantee's Name Matthew Grantham  
 Mailing Address Gerald Satterwhite  
376 Holland Lakes Dr  
Pelham, AL 35124

Property Address See Legal  
Attached

Date of Sale 7/30/2020  
 Total Purchase Price \$ 177,500.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/04/2020 08:04:05 AM  
 \$208.50 CHERRY  
 20200804000328410

Allen S. Byrd

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  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other

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 7/30/2020

Print Jeff Vano

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1