

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, PETELOS, WATKINS & OGLE P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Brian Cunningham, Sr.
146 Homestead Trail
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thousand and 00/100 (\$100,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Brian Cunningham, Sr. and Susan Cunningham**, husband and wife (hereinafter referred to as GRANTORS), whose address is 146 Homestead Trail, Pelham, Alabama, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brian Cunningham, Jr.**, whose address is 160 Church Hill Drive, Maylene, Alabama 35114 (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Property Address: 146 Homestead Trail, Pelham, Alabama 35124

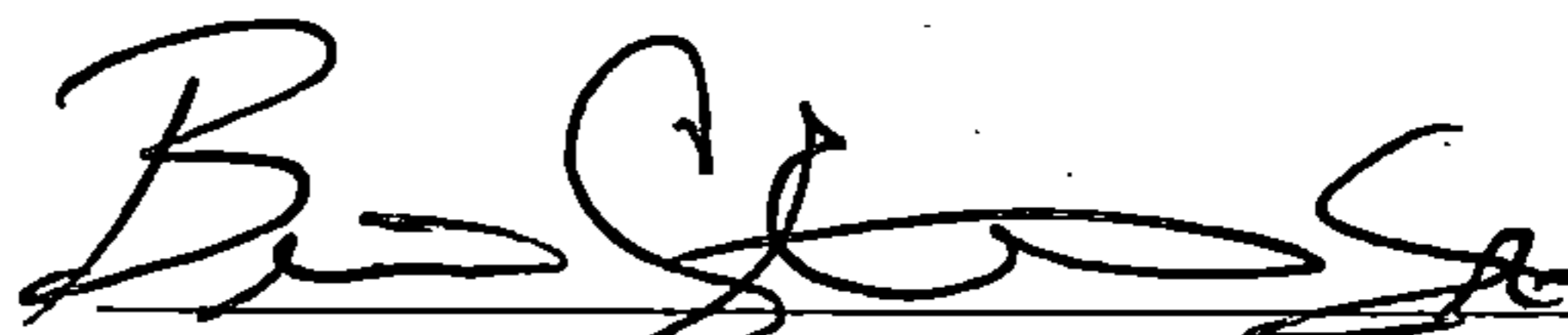
Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Brian Cunningham, Sr., and Susan Cunningham**, husband and wife, have hereunto set their hands and seals this the 19th day of November, 2020.

Shelby County, AL 11/30/2020
State of Alabama
Deed Tax: \$100.00

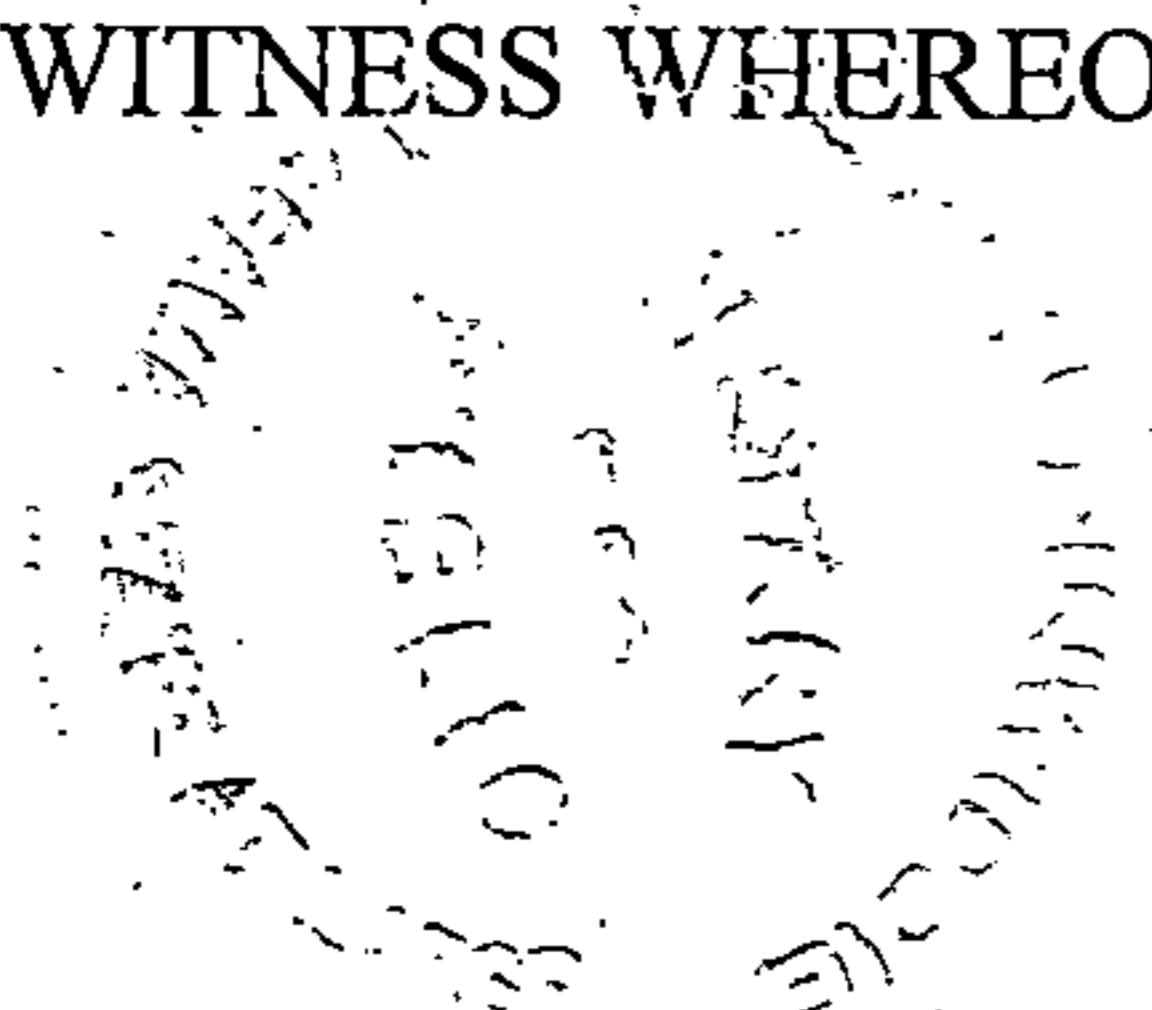

Brian Cunningham, Sr.


Susan Cunningham

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brian Cunningham, Sr. and Susan Cunningham, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of November, 2020.




NOTARY PUBLIC
My Commission Expires: 8/11/24

Exhibit A
Legal Description

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 2 West; thence South 2 deg. 15 min. East a distance of 155.00 feet to a point on the south side of the Pelham Public Road (now abandoned); thence proceed North 57 deg. 41 min. 42 sec. East a distance of 770.14 feet to a point, said point being the Northwest corner of the William Cunningham property as described in Deed Book 288 page 76 and recorded in the Probate Office in the Shelby County Courthouse in Columbiana, Alabama; thence proceed South 2 deg. 12 min. 15 sec. East along the West line of said William Cunningham property a distance of 592.32 feet to an iron and the point of beginning; thence continue South 2 deg. 12 min. 15 sec. East along said West line of the William Cunningham property a distance of 200.07 feet to an iron at the Southwest corner of said William Cunningham property; thence proceed North 57 deg. 45 min. 00 sec. East along the South line of said William Cunningham property a distance of 251.52 feet to an iron; thence proceed North 2 deg. 12 min. 15 sec. West a distance of 200.07 feet to an iron; thence proceed South 57 deg. 45 min. 00 sec. West a distance of 251.52 feet to the point of beginning; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Also, a non-exclusive easement to run with the land, described as follows:

Commence at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 2 West; thence South 2 deg. 15 min. East for a distance of 155.00 feet to a point on the South side of the Pelham Public Road (now abandoned); thence proceed North 57 deg. 41 min. 42 sec. East a distance of 816.14 feet to the point of beginning and the center of the following described 30 foot wide road; thence go South 28 deg. 35 min. 21 sec. East 134.22 feet to the P.C. of a curve in center line of said 30 foot wide road having a central angle of 61 deg. 44 min. 18 sec. and a length of 90.13 feet; thence continue South 33 deg. 09 min. 06 sec. West for 64.26 feet to the P.C. of a curve in said 30 foot wide road having a central angle of 38 deg. 28 min. 54 sec. and a length of 144.31 feet; thence continue South 5 deg. 19 min. 48 sec. East for 45.58 feet to a point in center line of said 30 foot wide road; thence go South 18 deg. 01 min. 06 sec. East for 146.68 feet to a point, being the end of said 30 foot wide road, said property being situated in Shelby County, Alabama.



20201130000544570 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
11/30/2020 11:02:33 AM 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 Brian Cunningham
Mailing Address 146 Homestead Trail Pelham AL 35124

Grantee's Name Brian Alan Cunningham Jr
Mailing Address 140 Church Hill Drive Makeno AL 35114

Property Address 146 Homestead Trail Pelham AL 35124

Date of Sale Nov 30, 2020

Total Purchase Price \$ 100,000.00

Actual Value \$

Assessor's Market Value \$



20201130000544570 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
11/30/2020 11:02:33 AM FILED/CERT

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 Nov 30, 2020

Print Brian Cunningham

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one