

This Instrument was Prepared by:

Send Tax Notice To: Red Sparrow Investments, LLC

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

370 Parkway Cir  
Montevallo, AL 35115

File No.: S-21-27252

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eleven Thousand Dollars and No Cents (\$111,000.00)**, 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, Linda Ann Lakeman, a Single woman, Janice F. Seaman, a Single woman and David M. Pope, a Single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Red Sparrow Investments, LLC**, (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

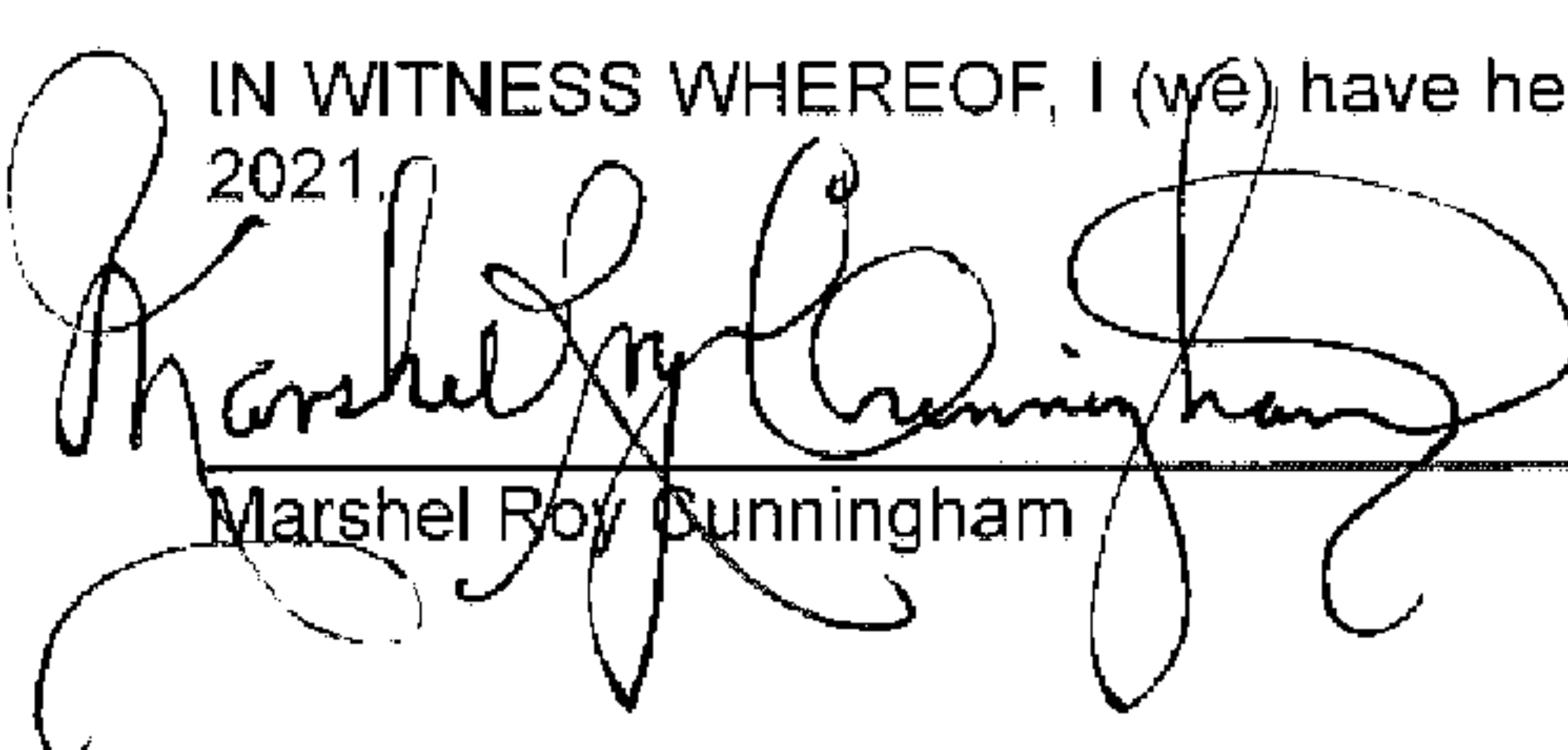
**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

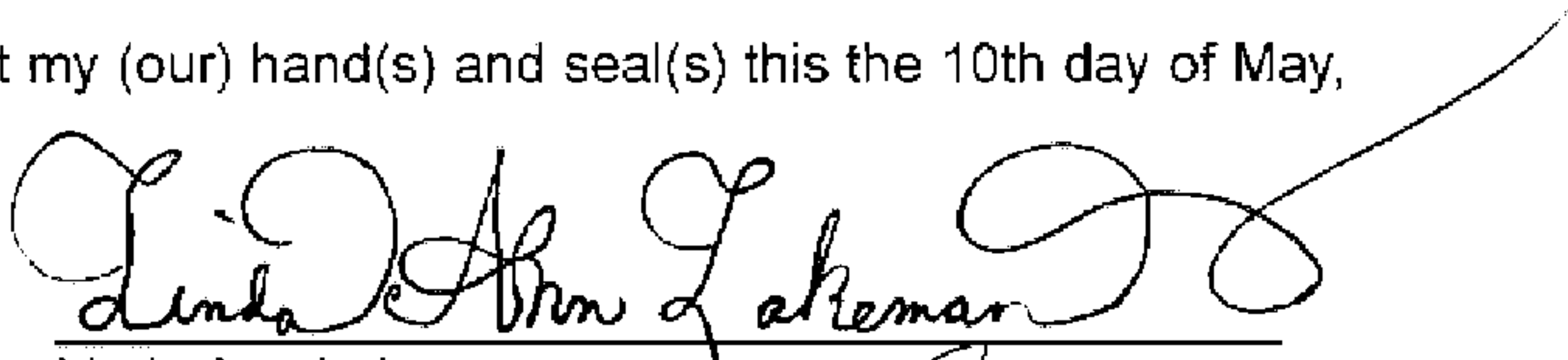
**\$88,800.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

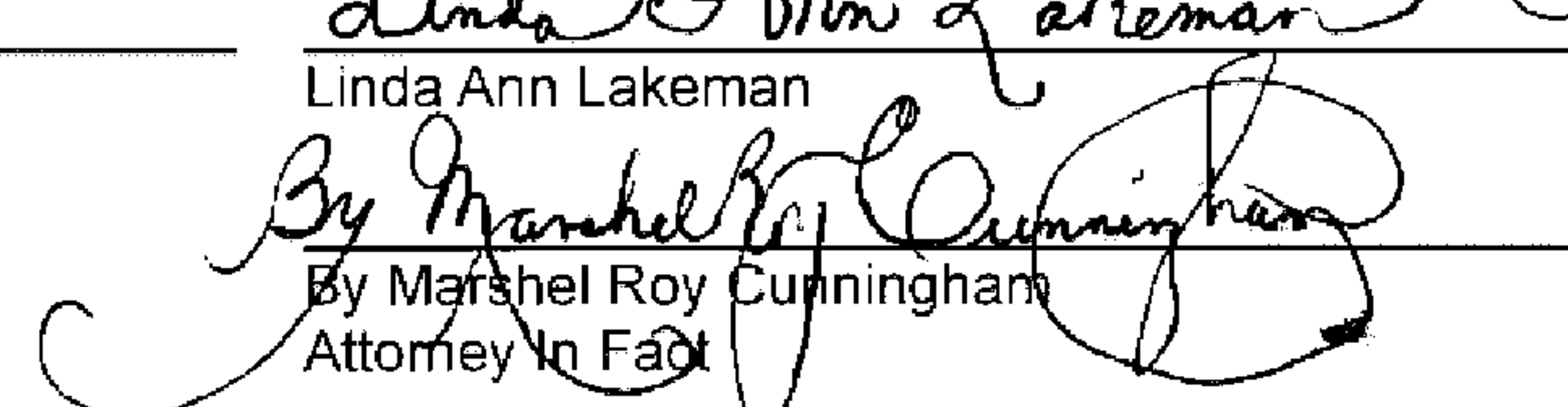
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

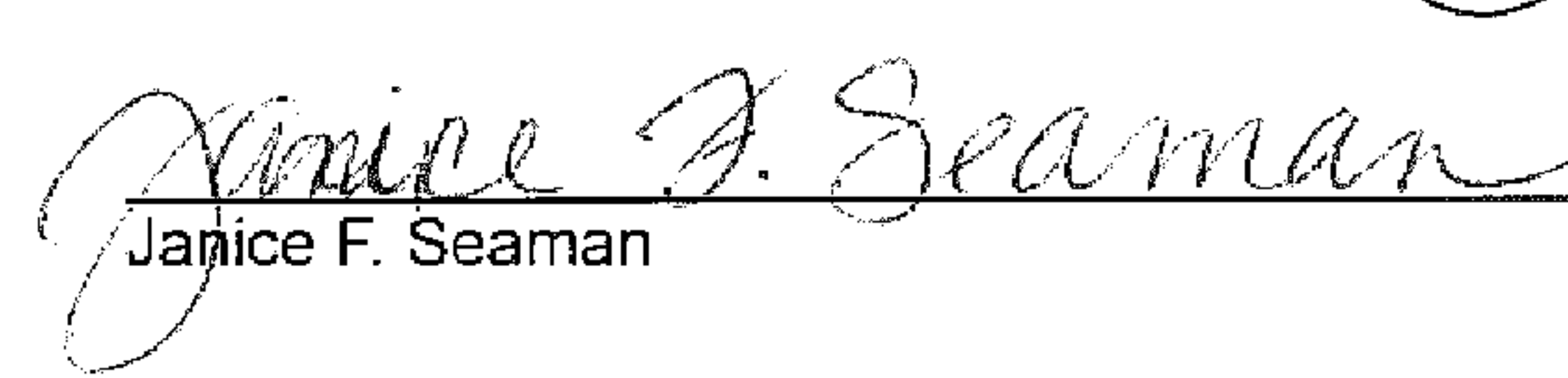
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.

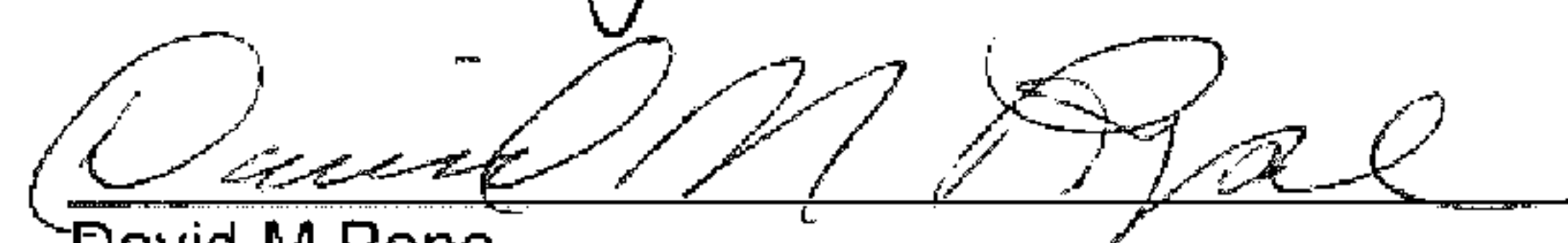
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of May, 2021.

  
Marshel Roy Cunningham

  
Linda Ann Lakeman

  
By Marshel Roy Cunningham  
Attorney In Fact

  
Janice F. Seaman


  
David M. Pope

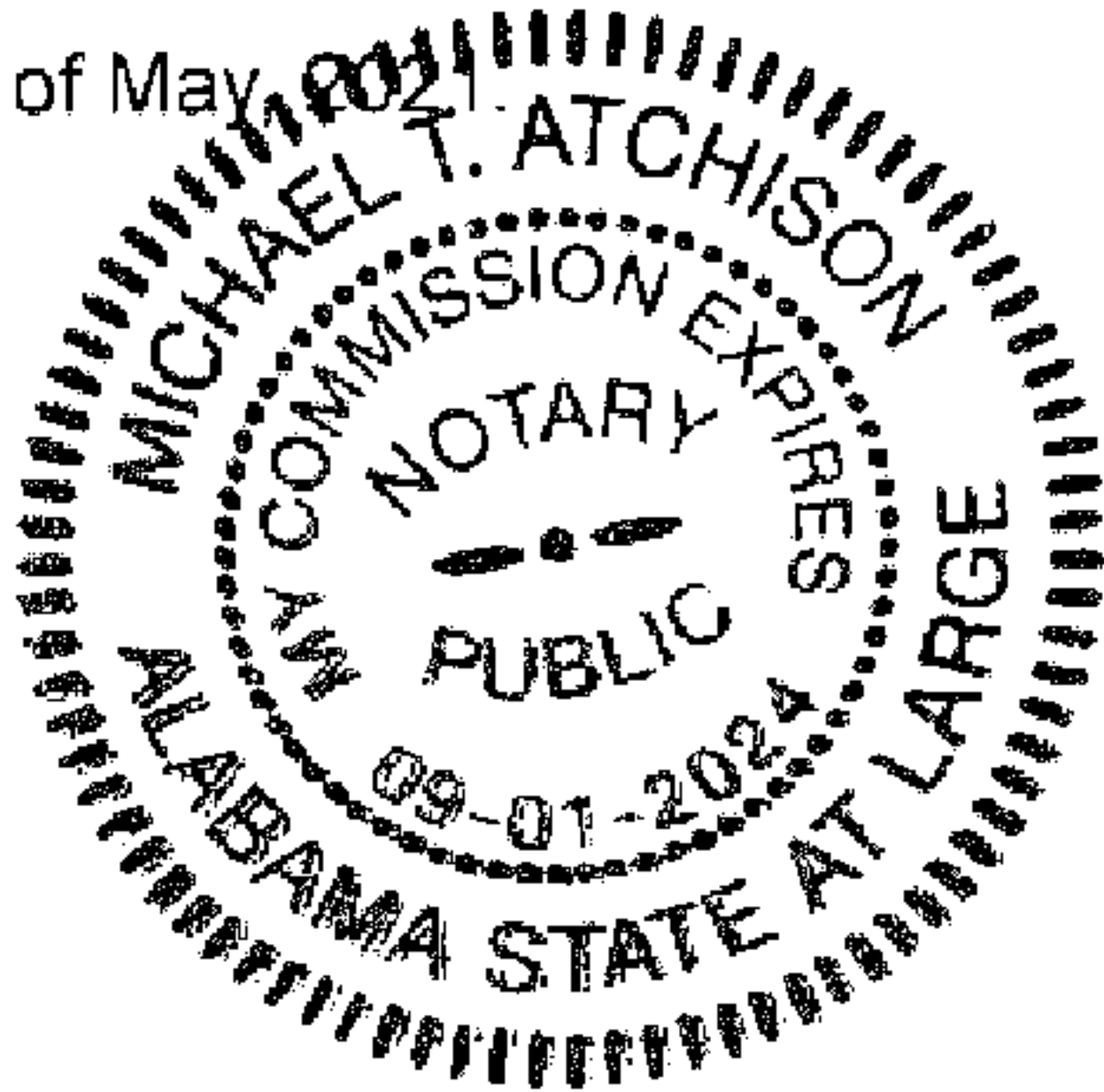
State of Alabama

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, Linda Ann Lakeman by Marshel Roy Cunningham as Attorney In Fact, Janice F. Seaman and David M. Pope, 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 10th day of May, 2021.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



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

Commence at the NE corner of Section 28, Township 24 North, Range 12 East, Shelby County, Alabama and run South 00 degrees 12 minutes 46 seconds West for 236.89 feet; thence South 64 degrees 31 minutes 36 seconds West for 177.26 feet to the North right of way of County Road 12; thence along said right of way the following calls: 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 North 34 degrees 36 minutes 50 seconds West for 593.45 feet to a rebar capped 31148; thence North 34 degrees 37 minutes 40 seconds West for 481.82 feet to a rebar capped 31148; thence North 34 degrees 37 minutes 40 seconds West for 88.93 feet to the centerline of Shoal Creek; thence along said centerline South 73 degrees 05 minutes 50 seconds West for 197.65 feet; thence continue along said centerline North 75 degrees 41 minutes 57 seconds West for 467.76 feet to the centerline of a 20 foot easement; thence leaving said centerline of creek and along said easement the following calls: South 34 degrees 06 minutes 02 seconds East for 221.40 feet to a rebar capped 31148; thence South 42 degrees 28 minutes 30 seconds East for 72.46 feet to a manhole; thence South 46 degrees 20 minutes 00 seconds East for 226.68 feet to a manhole; thence South 46 degrees 18 minutes 50 seconds East for 199.64 feet to a manhole; thence South 30 degrees 31 minutes 28 seconds East for 195.30 feet to a rebar capped 31148; thence leaving said easement North 66 degrees 01 minute 41seconds East for 392.63 feet to a rebar capped 31148; thence South 34 degrees 36 minutes 29 seconds East for 594.24 feet to a rebar capped 31148 lying on the North right of way of County Road 12; thence along said right of way North 64 degrees 30 minutes 15 seconds East for 30.00 feet back to the point of beginning.

According to the survey of Randall C. Phillips Al. Reg. # 31148, dated April 22, 2021.

## Real Estate Sales Validation Form

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

Grantor's Name	Marshall Roy Cunningham Linda Ann Lakeman Janice F. Seaman David M Pope	Grantee's Name	Red Sparrow Investments, LLC
Mailing Address	<u>P.O. Box 26</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>370 Parkway Cir</u> <u>Montevallo, AL 35115</u>
Property Address	<u>Montevallo, AL 35115</u>	Date of Sale	<u>May 10, 2021</u>
		Total Purchase Price	<u>\$ 111,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 May 10, 2021

Unattested

(verified by)

Print Marshall Roy Cunningham

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2021 03:20:07 PM  
\$50.50 CHERRY  
20210510000231830

*Allen S. Boyd*