

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

File No.: MV-21-27363

*370 PARKWAY CIR  
MONTEVALLO, AL 35115*

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Seven Thousand Five Hundred Dollars and No Cents (\$37,500.00), 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 (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$30,000.00** 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 27th day of October, 2021.

*Marshel Roy Cunningham*  
Marshel Roy Cunningham

State of Alabama

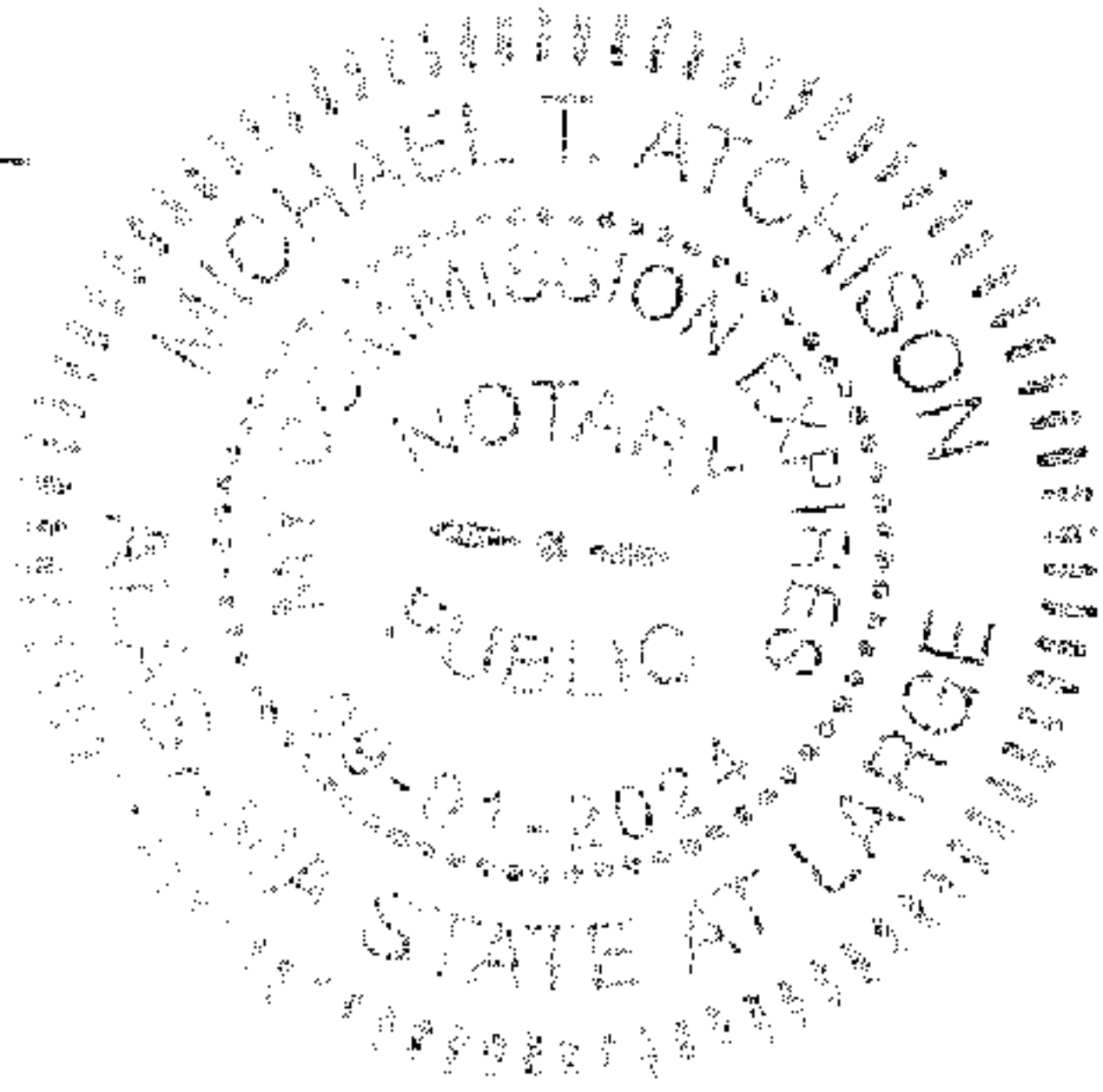
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Marshel Roy Cunningham, 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 27th day of October, 2021.

*Michael T. Atchison*  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



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

**PARCEL 2:**

Commence at the Northeast 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 run South 64 degrees 31 minutes 36 seconds West for 177.26 feet to the North right of way of County Road 12; thence continue along same said course South 64 degrees 31 minutes 36 seconds West along said right of way for 717.12 feet to a 1/2" rebar; thence run South 66 degrees 05 minutes 18 seconds West along said right of way for 300.35 feet to a 1/2" rebar; thence leaving said right of way run North 34 degrees 36 minutes 50 seconds West for 593.45 feet to a 1/2" rebar set (31148) and the point of beginning of herein described Parcel 2; thence run North 34 degrees 37 minutes 40 seconds West for 370.85 feet to a 1/2" rebar set (31148); thence run North 56 degrees 41 minutes 20 seconds East for 292.53 feet; thence run South 35 degrees 28 minutes 39 seconds East for 118.35 feet to a angle iron; thence run South 34 degrees 36 minutes 48 seconds East for 251.43 feet to a 1/2" rebar set (31148); thence run South 56 degrees 28 minutes 18 seconds West for 294.2 feet to the point of beginning.

According to the Survey of Randall C. Phillips Alabama Registered No. 31148, dated May 28, 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  
Mailing Address Box 200

Grantee's Name Red Sparrow Investments, LLC  
Mailing Address 701 1st St. N

Property Address 0 Spring Creek Rd  
Montevallo, AL 35115

Date of Sale October 27, 2021  
Total Purchase Price \$37,500.00

or  
Actual Value

or  
Assessor's Market Value

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)

<u>          </u>	Bill of Sale	<u>          </u>	Appraisal
<u>xx</u>	Sales Contract	<u>          </u>	Other
<u>          </u>	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 October 26, 2021

Print Marshal Roy Cunningham

**Unattested**

Sign Marshall W. (Jr.)  
(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded** (verified by)  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/28/2021 09:54:51 AM**  
**\$35.50 JOANN**  
**20211028000521960**

Form RT-1



Allen S. Bayal