

This instrument was prepared by:

**David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209**

Send tax notice to:

**Karen T. Cunningham
1805 Kirkman Cove
Hoover, Alabama 35242**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Karen T. Cunningham as Trustee of the Rachel C. Allen 2013 Trust (fka Rachel Cunningham Hunt) under the James W. and Karen T. Cunningham 2013 Children's Trust Agreement, Dated December 27, 2013 (as to an undivided 99% interest) and Rachel C. Allen (fka Rachel C. Hunt) and her husband Travis J. Hunt

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Karen T. Cunningham

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

Lot 233, according to the Survey of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 85, in the Probate Office of Shelby County, Alabama

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.


This deed has been prepared without the benefit of a title examination and the preparer makes no warranty regarding the quality of grantors' title.

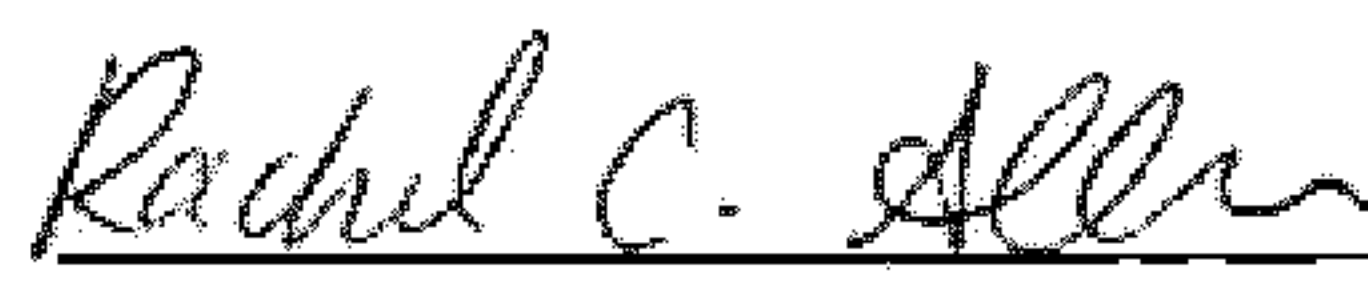
TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

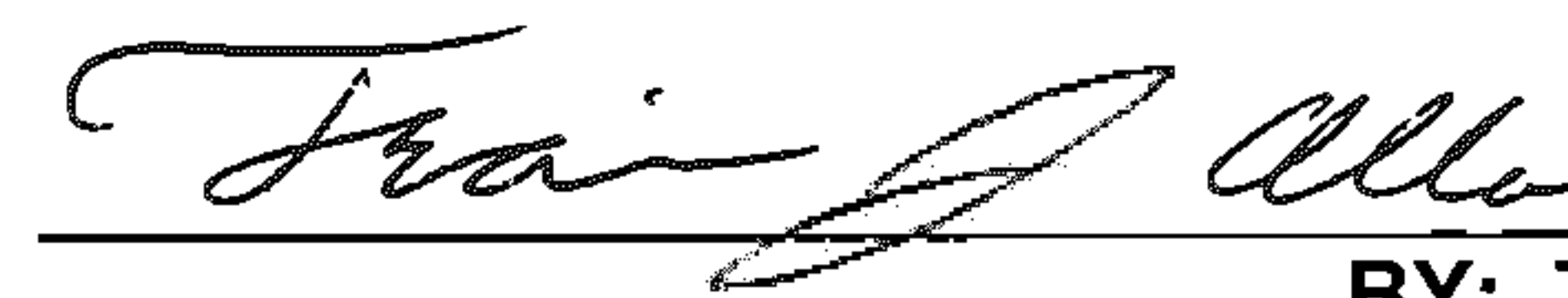
And Grantors do for themselves and for their successors, heirs and assigns, as the case may be, covenant with Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has set its seal by its authorized representative (as to the Grantor Trust) and Grantors, individually as to the 1% interest conveyed herein, have executed this warranty deed, this 2nd day of November, 2021.

Rachel C. Allen 2013 Trust under the James W. and Karen T. Cunningham 2013 Children's Trust Agreement, Dated, December 27, 2013

 (Seal)
BY: Karen T. Cunningham
ITS: Trustee

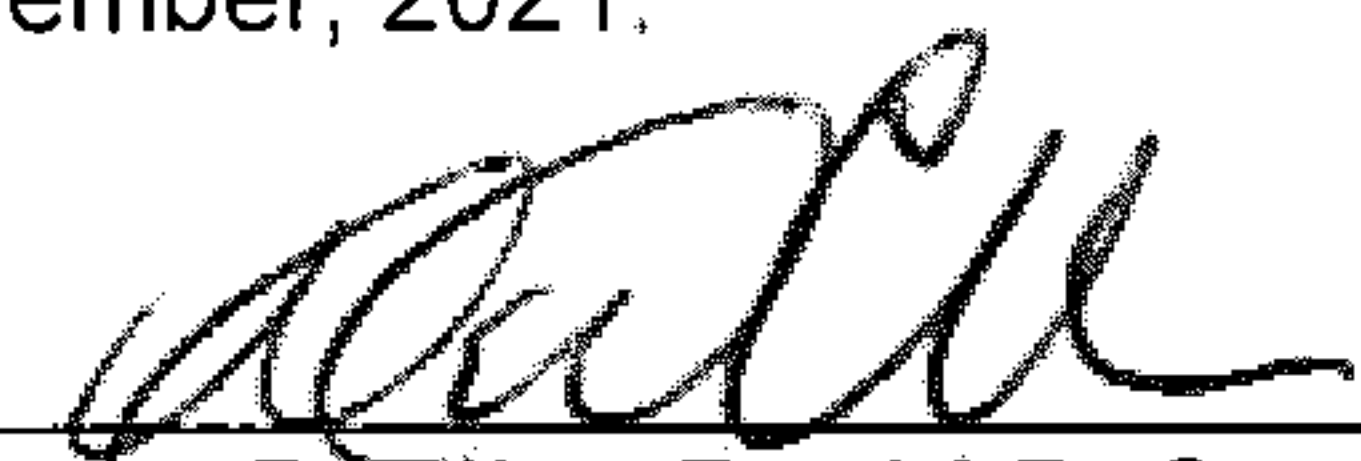
 (Seal)
BY: Rachel C. Allen

 (Seal)
BY: Travis J. Allen

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Karen T. Cunningham as Trustee of the Rachel C. Allen 2013 Trust under the James W. and Karen T. Cunningham 2013 Children's Trust Agreement dated December 27, 2013, 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 and with full authority as such Trustee, she executed the same voluntarily on the day the same bears date.

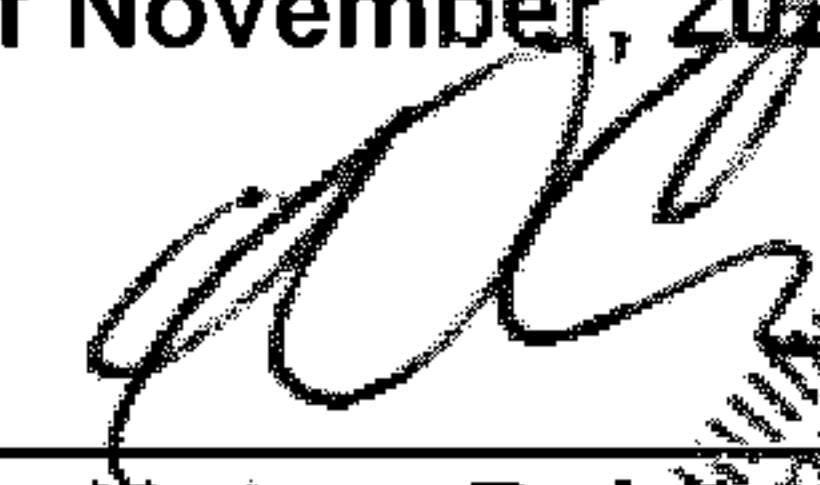
Given under my hand and official seal this 2nd day of November, 2021.

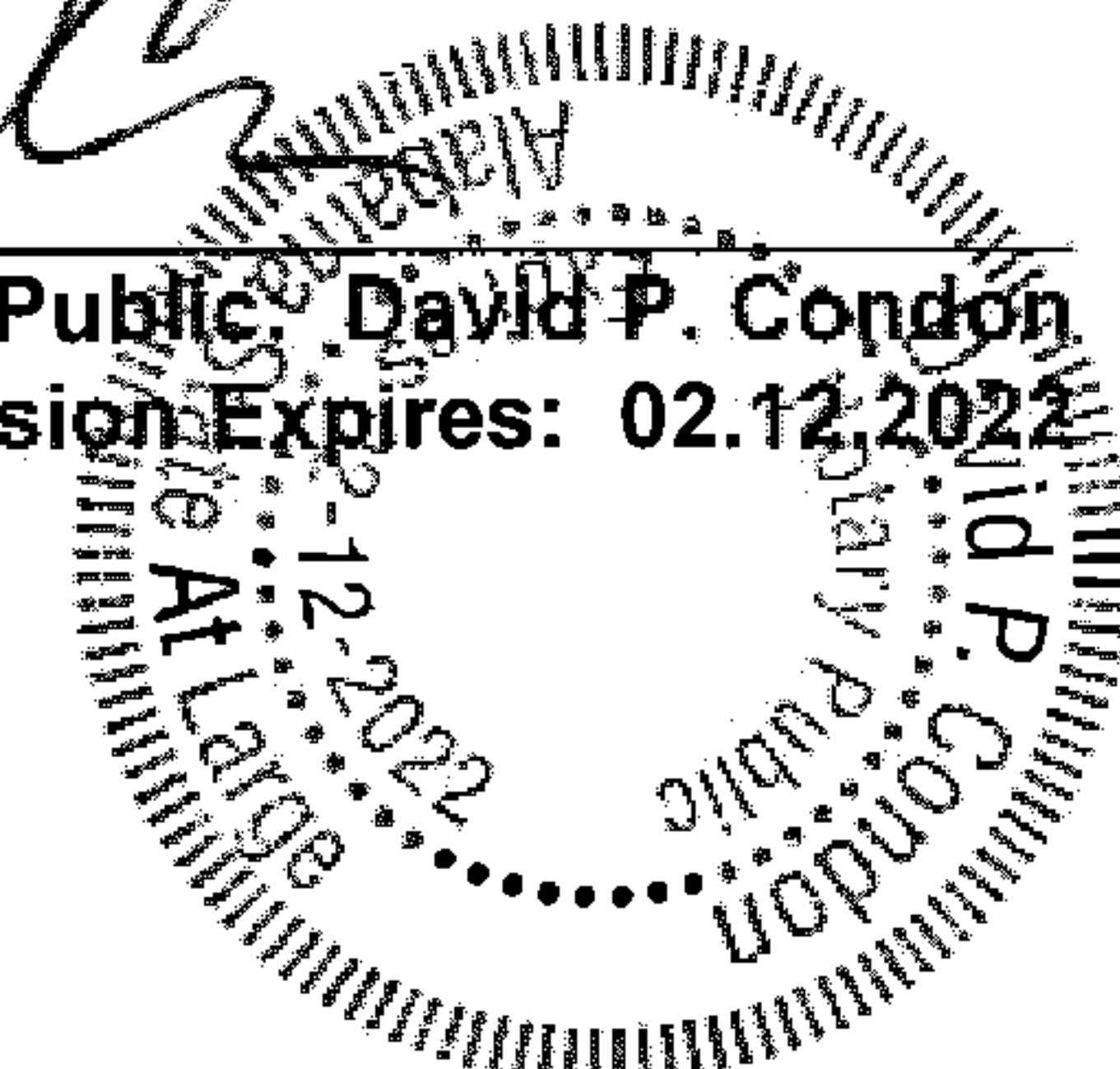

Notary Public: David P. Condon
My Commission Expires: 02.12.2022

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Rachel C. Allen and Travis J. Allen** 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **2nd day of November, 2021**.


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **James W. and Karen T. Cunningham 2013 Children's Trust Agreement**
Mailing Address: **1805 Kirkman Cove** Date of Sale: **November 2nd, 2021**
Hoover, Alabama, 35242

Total Purchase Price: **\$550,000.00**

Property Address: **1805 Kirkman Cove**
Hoover, Alabama, 35242

Grantee Name: **Karen T. Cunningham**
1805 Kirkman Cove
Hoover, Alabama 35242

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" 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 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 Section 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 Section 40-22-1 (h).

Date: **November 2nd, 2021** Print: David Conley

☐ Unattested _____ Sign: [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2021 11:27:50 AM
\$583.00 CHERRY
20211115000548500

Allen S. Bayl