

**This instrument prepared by:**  
Tanya K. Shunnara, Esq. ·  
Dentons Sirote PC  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND  
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**Source of Title: Instr. #20211207000581670**

**STATE OF ALABAMA            )**  
**)**  
**COUNTY OF SHELBY         )**

Send Tax Notice to:  
Michele B. Cunningham  
2693 Alta Glen Drive  
Vestavia, Alabama 35243-4534

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the Grantor,

**MICHELE B. CUNNINGHAM, AS TRUSTEE OF  
THE WILLIAM W. CUNNINGHAM, III FAMILY TRUST U/W/O  
WILLIAM W. CUNNINGHAM, III, DECEASED  
whose mailing address is 2693 Alta Glen Drive, Vestavia, Alabama 35243-4534**

(hereinafter referred to as “**Grantor**”), does by these presents GRANT, BARGAIN, SELL AND CONVEY unto

**MICHELE B. CUNNINGHAM,**  
whose mailing address is **2693 Alta Glen Drive, Vestavia, Alabama 35243-4534**

(hereinafter referred to as “**Grantee**”), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the “**Property**”; the Property having a property address of **South End - Papa Lane, Shelby County, Alabama 35043** and

having an Assessor's Market Value of **\$524,790.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner – Parcel No. 15-2-03-0-001-013.000), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A  
PART HEREOF FOR LEGAL DESCRIPTION OF PROPERTY.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; rights of upstream and downstream riparian owners and other parties in and to the shore, littoral or riparian rights with respect to any body of water which may lie adjacent to, and/or traversing through, the Property; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to the said Grantee, and to the heirs and assigns of the Grantee, in fee simple forever.

**NOTE:** Michele B. Cunningham was appointed as trustee of the “Family Trust” (herein, the “**William W. Cunningham, III Family Trust**”) pursuant to the terms of Article VIII of the Will of William W. Cunningham, III executed on or about October 7, 2015, by William W. Cunningham who died on March 21, 2021.

**NOTE:** This deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by the Grantor and not specifically excepted herein.

**NOTE:** This deed is being executed by the undersigned solely in their representative capacities named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of either of the undersigned in their individual capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacities named.

**REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the “**Validation Form**”), the Grantor hereby attests that, to the

best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**- Remainder of Page Intentionally Left Blank -  
Signature Pages Follow**

1<sup>st</sup> IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal on this day of December, 2021.

GRANTOR:

Michele B. Cunningham

Michele B. Cunningham, as Trustee of the William W. Cunningham, III Family Trust u/w/o William W. Cunningham, III, Deceased

Date of Execution: 12/01/21

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Michele B. Cunningham, whose name as Trustee of the William W. Cunningham, III Family Trust u/w/o William W. Cunningham, III, Deceased 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 said conveyance, she, in her capacity as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust on the day the same bears date.

Given under my hand and official seal, this the 1<sup>st</sup> day of December, 2021.

{ SEAL }

Beva O. Fisk

Notary Public

MY COMMISSION EXPIRES 10/24/2022  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

The south one-half of the southwest one-quarter of Section 3, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

A 60 foot easement for ingress and egress and the installation, use, and maintenance of utilities over, across, through and under the property more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 20 South, Range 1 West; run thence in a Southerly direction along the East Line of said Section 4 for a distance of 645.96 feet to the point of beginning of a 60 foot wide easement; said easement running from the Easterly line of Section 4, in a Southwesterly, Westerly and Northwesterly direction, said Center line being more particularly described as follows: from the point of beginning thus obtained thence turn an angle to the right of 66 degrees, 52 minutes, 18 seconds and run in a Southwesterly direction for a distance of 142.67 feet to the point of beginning of a curve to the right, said curve having a central angle of 85 degrees, 49 minutes, 36 seconds and a radius of 132.89 feet; thence run along the arc of said curve in a Southwesterly, Westerly, and Northwesterly direction for a distance of 199.07 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 15 degrees, 55 minutes, 24 seconds, and a radius of 715.01 feet; thence run along the arc of said curve to the right in a Northwesterly direction for a distance of 198.71 feet to the end of said description, said point being situated at the termination of an existing paved road.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/07/2021 10:11:34 AM  
\$560.00 KIMBERLY  
20211207000581820

*Allie S. Bayl*