


Prepared ByName: Charlene DoaksAddress: 173 Cohill DriveCity: Alabaster State: Alabama Zip Code 35007
20220304000091000 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/04/2022 11:27:44 AM FILED/CERT**Send Tax Notice To**Name: Lee Frank Cunningham JrAddress: 28 Thomas Fulgham RdCity: Brierfield State: Alabama Zip Code 35035

ALABAMA QUIT CLAIM DEEDSTATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand Dollars and No/100 Dollars (\$1000.00) in hand paid to Charlene Doaks, residing at 173 Cohill Drive, County of Shelby, City of Alabaster, State of Alabama hereinafter known as the "Grantor" hereby remise, release, conveys and quitclaims to Lee Frank Cunningham Jr residing at 28 Thomas Fulgham Rd, County of Bibb, City of Brierfield, State of Alabama (hereinafter known as the "Grantee") all the rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama the address of which is 460 SAMFORD ST MONTEVALLO, ALABAMA 35115 to-wit:

Legal Description:

Lot 1 in Block "B" of the Reynolds Addition to South Montevallo, according to Map entitled "SOUTH MONTEVALLO, as surveyed by E. E. Todd, a Civil Engineer, of a portion of the NE ¼ of Section 4, Township 24 North, Range 12 East, belonging to H. C. and W. B. Reynolds, as recorded in Map Book 3 on page 41 in Probate Office of Shelby County, Alabama, and more particularly described as follows:

A rectangular lot 50 by 140 situated as follows:

Beginning at a point 100 feet in a Northerly direction from the Northwest corner of the intersection of White and Sanford Streets on Western boundary of Sanford Street; thence in a Westerly direction per-pendicular to the said Sanford Street 140 feet; thence in a Northerly direction parallel to Sanford Street 50 feet; thence in an Easterly direction along the border to the Allen property 140 feet to Sanford Street; thence in a southerly direction along the Western boundary of Sanford Street to the point of beginning. Situated in Montevallo, Shelby County, Alabama.

Parcel #**362041001012.000**

**METES AND BOUNDS: BEG INT N ROW WHITE ST & W ROW SAMFORD ST N150 TO
POB W100 N249 E135 N60 E170 S298.81 NW210 TO POB**

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party

forever.

Charlene Doaks
Grantor's Signature

Charlene Doaks
Grantor's Name

173 Cohill Drive
Address

Alabaster, Alabama 35007
City, State & Zip



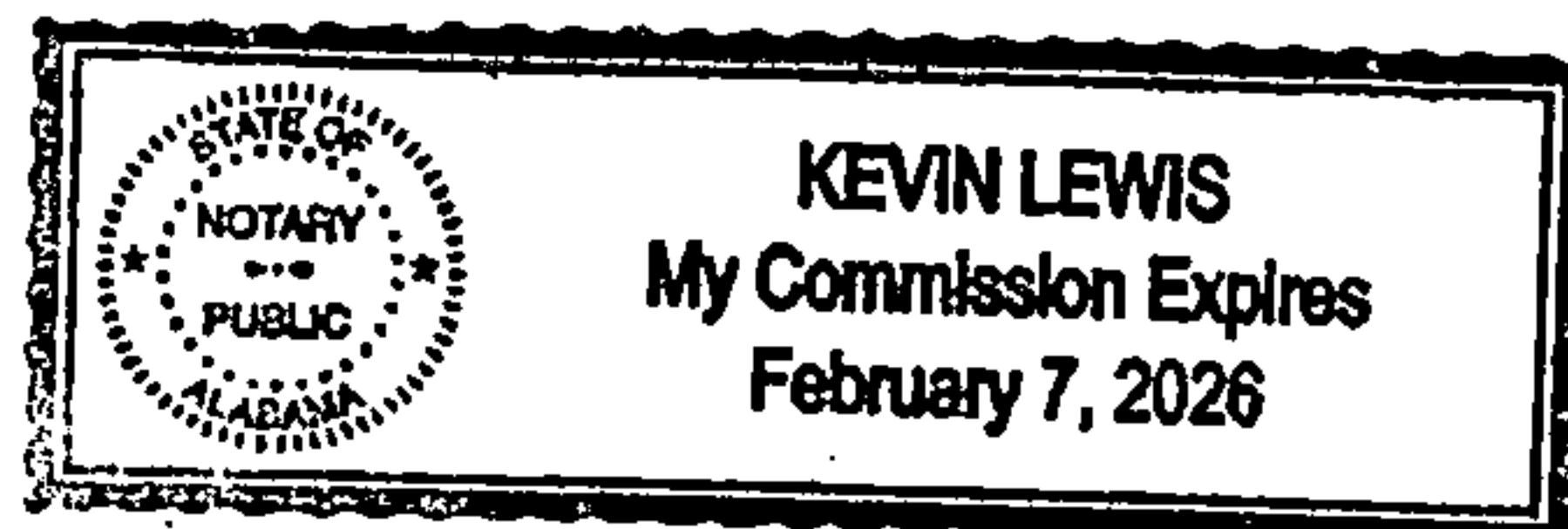
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Cunningham whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of March, 2022.

[Signature]
NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Charlene Doaks
Mailing Address 173 Cohill Drive
Alabaster, AL 35007

Grantee's Name Lee Frank Cunningham Jr
Mailing Address 28 Thomas Fulgham Road
Brierfield, AL 35035

Property Address 460 Samford Street
Montevallo, AL 35115

Date of Sale March 4, 2022
Total Purchase Price \$ 1,000

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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other QUIT CLAIM DEED

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 3/4/2022

Print Lee Frank Cunningham Jr

Sign Lee Frank Cunningham Jr

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form

Form RT-1