

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
CYNTHIA HARDIN
901 MORNING SUN DRIVE
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, MARTY NUNLEY AND ELLEN NUNLEY, HUSBAND AND WIFE (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto CYNTHIA HARDIN (herein referred to as “Grantee”), all of their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

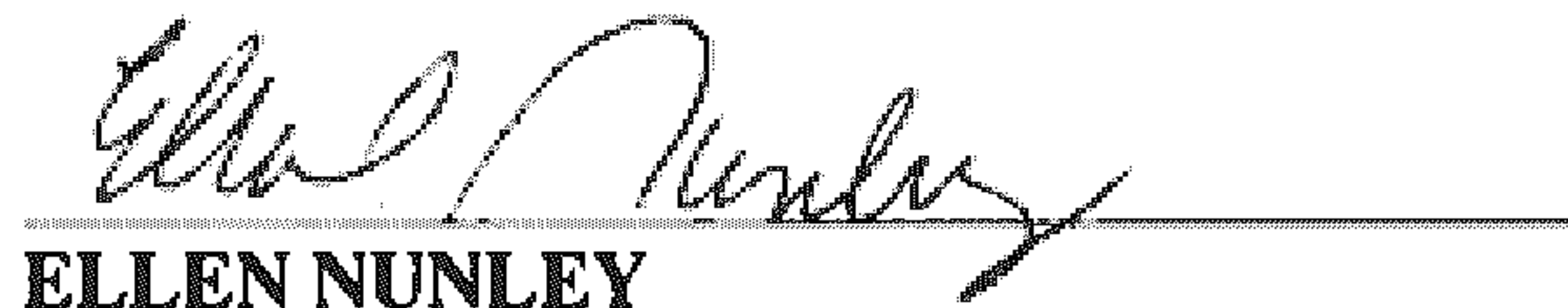
\$111,900 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

 June IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 2nd day of June, 2022.



MARTY NUNLEY

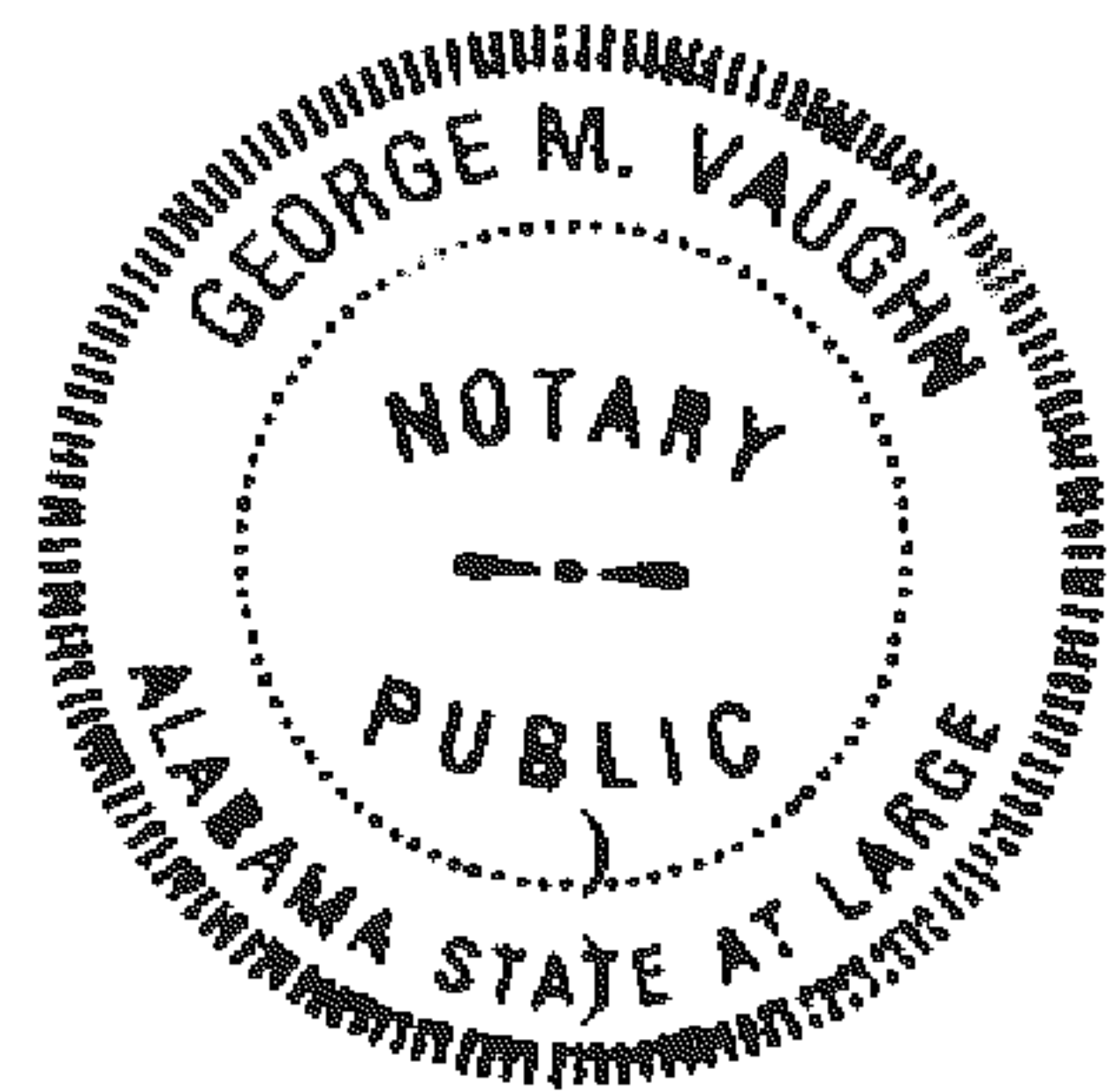


ELLEN NUNLEY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, MARTY NUNLEY, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2022.



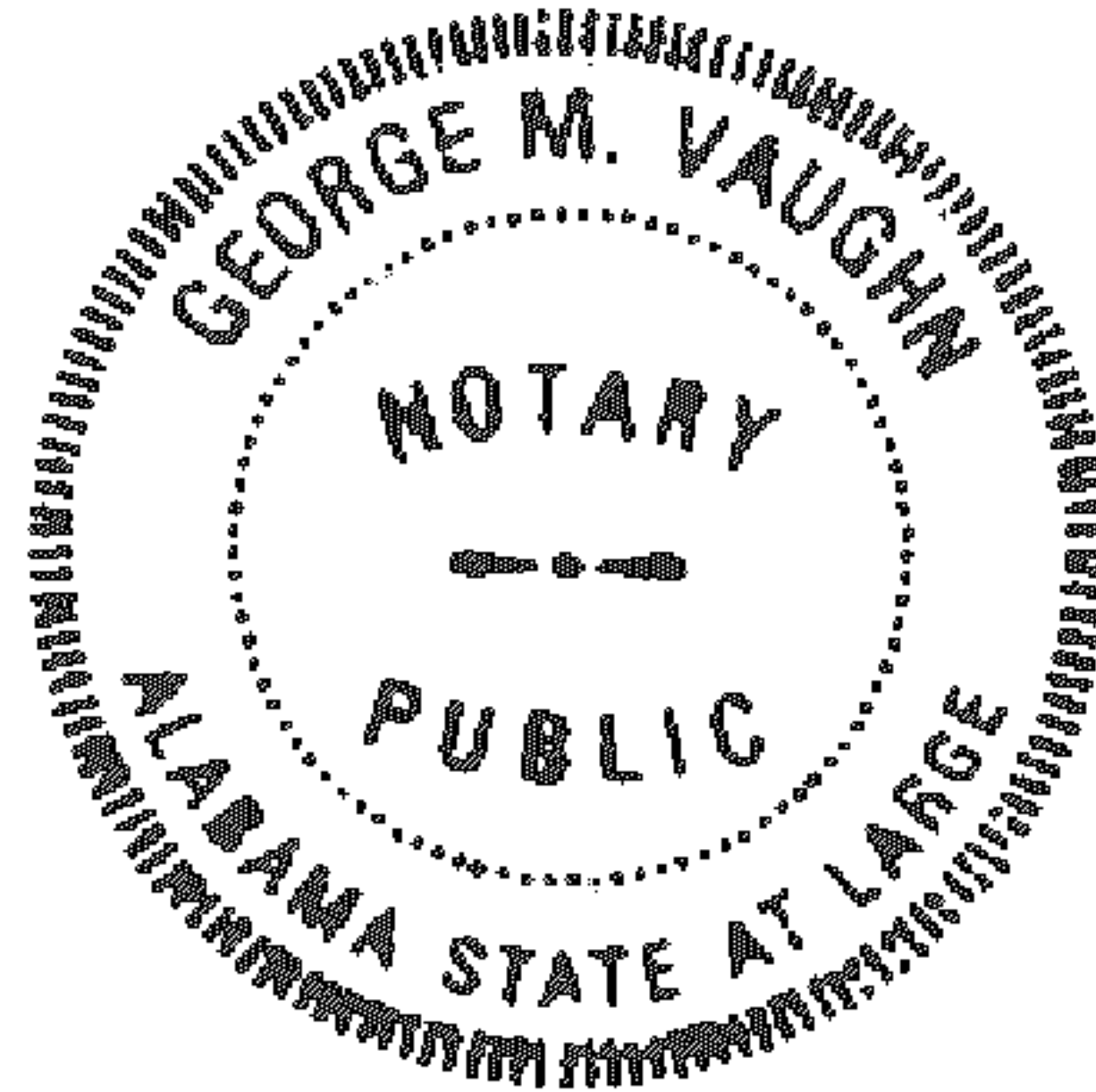
Notary Public

My Commission Expires: 9/18/2025

STATE OF JEFFERSON
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ELLEN NUNLEY 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2022.



Notary Public

My Commission Expires: 9/18/2025

EXHIBIT A

LEGAL DESCRIPTION

Unit 901, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Real Estate Sales Validation Form

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

Grantor's Name MARTY NUNLEY
Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name CYNTHIA HARDIN
Mailing Address 901 MORNING SUN DRIVE
BIRMINGHAM, AL 35242

Property Address 901 MORNING SUN DRIVE
BIRMINGHAM, AL 35242

Date of Sale JUNE 2, 2022
Total Purchase Price \$139,900
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

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).

Date6/2/2022

☐ Unattested

(verified by)

Print George M. Vaughn

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2022 08:31:17 AM
\$59.00 JOANN
20220606000224850

Allen S. Bayl