

Grantors' Name:

Brian Alan Cunningham Jr.
160 Churchill Dr, Maylene AL

Property/Physical Address:

160 Churchill Drive
Maylene, Alabama 35114

Grantee's Name:

Kelli Duke Cunningham
160 Churchill Dr
Maylene AL 5114

This instrument was prepared by:

Kathryn Henry, ESQ.
K S Henry Law LLC
1232 Blue Ridge Blvd.
Hoover, Alabama 35068

SEND TAX NOTICE TO:

Kelli Duke Cunningham
160 Churchill Drive
Maylene, Alabama 35114
Market Value 233,800.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT PURSUANT TO THE AGREEMENT OF THE PARTIES in their domestic matter 58-DR-2023-900032, and for other good and valuable consideration, the undersigned, BRIAN ALAN CUNNINGHAM JR. (hereinafter called Grantor), a single* man, hereby remises, releases, quit claims, grants, sells, and conveys to KELLI DUKE CUNNINGHAM (hereinafter called Grantee), a single* woman, all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 226, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

\$204,800.00 the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, and rights of way, if any of record.

This instrument was prepared pursuant to Domestic Case, Shelby County, Case No. 58-DR-2023-900032.00

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE/GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said GRANTOR, BRIAN ALAN CUNNINGHAM JR., has hereto set his signature this the 11 day of April, 2023,

Quit Claim Deed

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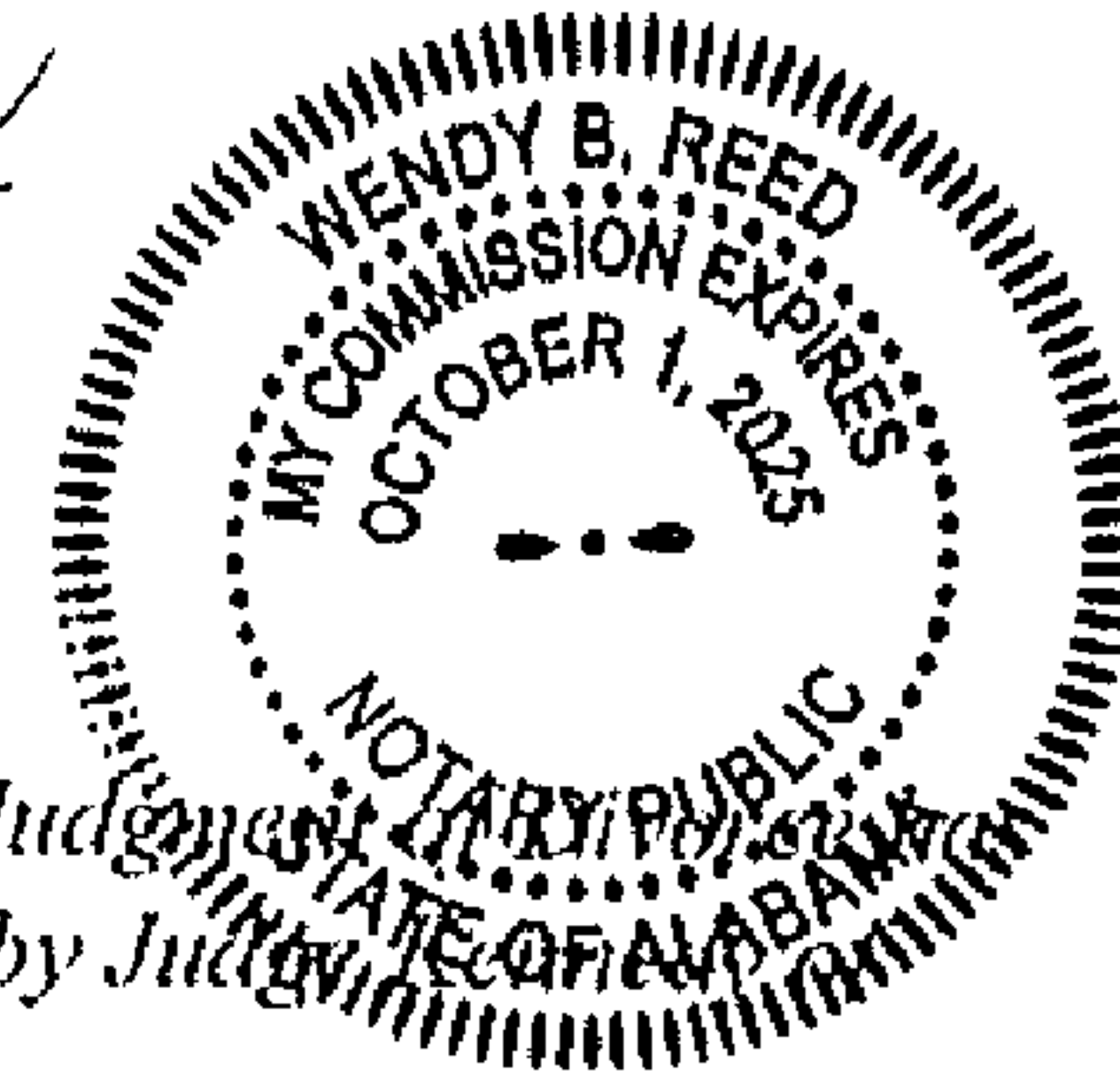
Brian Alan Cunningham Jr.
BRIAN ALAN CUNNINGHAM JR., GRANTOR

STATE OF ALABAMA)
Shelby COUNTY)

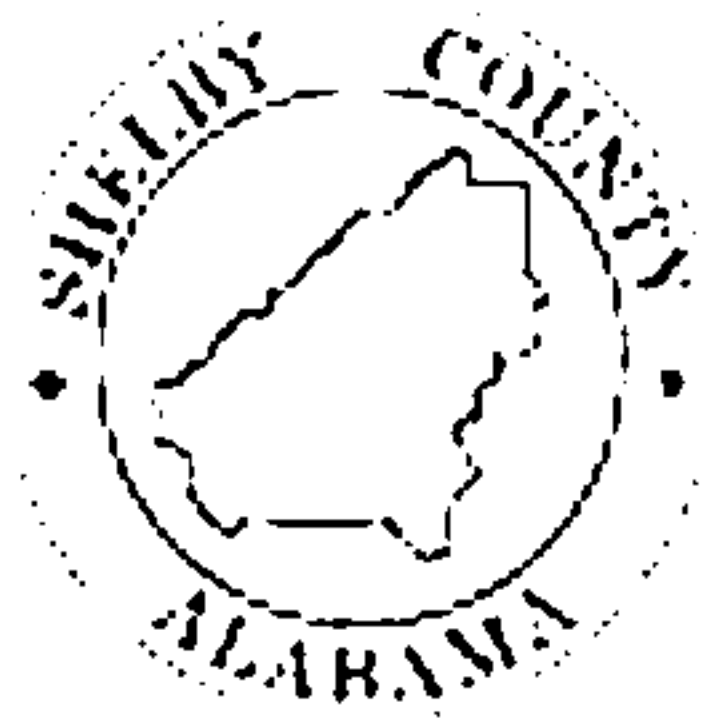
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BRIAN ALAN CUNNINGHAM JR. , whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11 day of April, 2023.

Wendy B. Reed
NOTARY PUBLIC
My Commission Expires: _____



**As of the preparation of this document on April 11, 2023, the Final Judgment has been submitted in the Court's filing system and is awaiting signature by Judge [Name] Shelby County.*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2023 10:35:06 AM
\$54.00 PAYGE
20230420000113920

Allie S. Beal