

SEND TAX NOTICE TO:

JOHNNIE GREEN CUNNINGHAM, JR. and MAE LEE CUNNINGHAM

P.O. Box 983

Columbiana AL 35051

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA

Shelby COUNTY



20230807000238100 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/07/2023 04:15:38 PM FILED/CERT

Know All Men by These Presents: That for and in consideration of **Ten and 00/100 (\$10.00)** in hand paid to the undersigned **VANDERBILT MORTGAGE AND FINANCE, INC** (hereinafter referred to as "Grantor") by **JOHNNIE GREEN CUNNINGHAM, JR. and MAE LEE CUNNINGHAM** (hereinafter referred to as "Grantees"), I **VANDERBILT MORTGAGE AND FINANCE, INC** do hereby grant, bargain, sell and convey to said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

Commence at the SW Corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"W a distance of 1311.80'; thence N89°26'20"E a distance of 660.64'; thence S03°23'02"E a distance of 68.40' to the POINT OF BEGINNING; thence continue S03°23'02"E a distance of 82.22'; thence N90°00'00"E a distance of 154.54'; thence N02°32'07"E a distance of 26.15'; thence N70°47'16"W a distance of 170.02' to the POINT OF BEGINNING.

Said Parcel containing 0.19 acres, more or less.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

Shelby County, AL 08/07/2023
State of Alabama
Deed Tax: \$6.50



20230807000238100 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
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n Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 2 day of Aug, 2023.

VANDERBILT MORTGAGE AND FINANCE, INC.

BY: [Signature]
ITS Authorized Agent

TN
STATE OF ~~ALABAMA~~
COUNTY OF ~~JEFFERSON~~ Blount

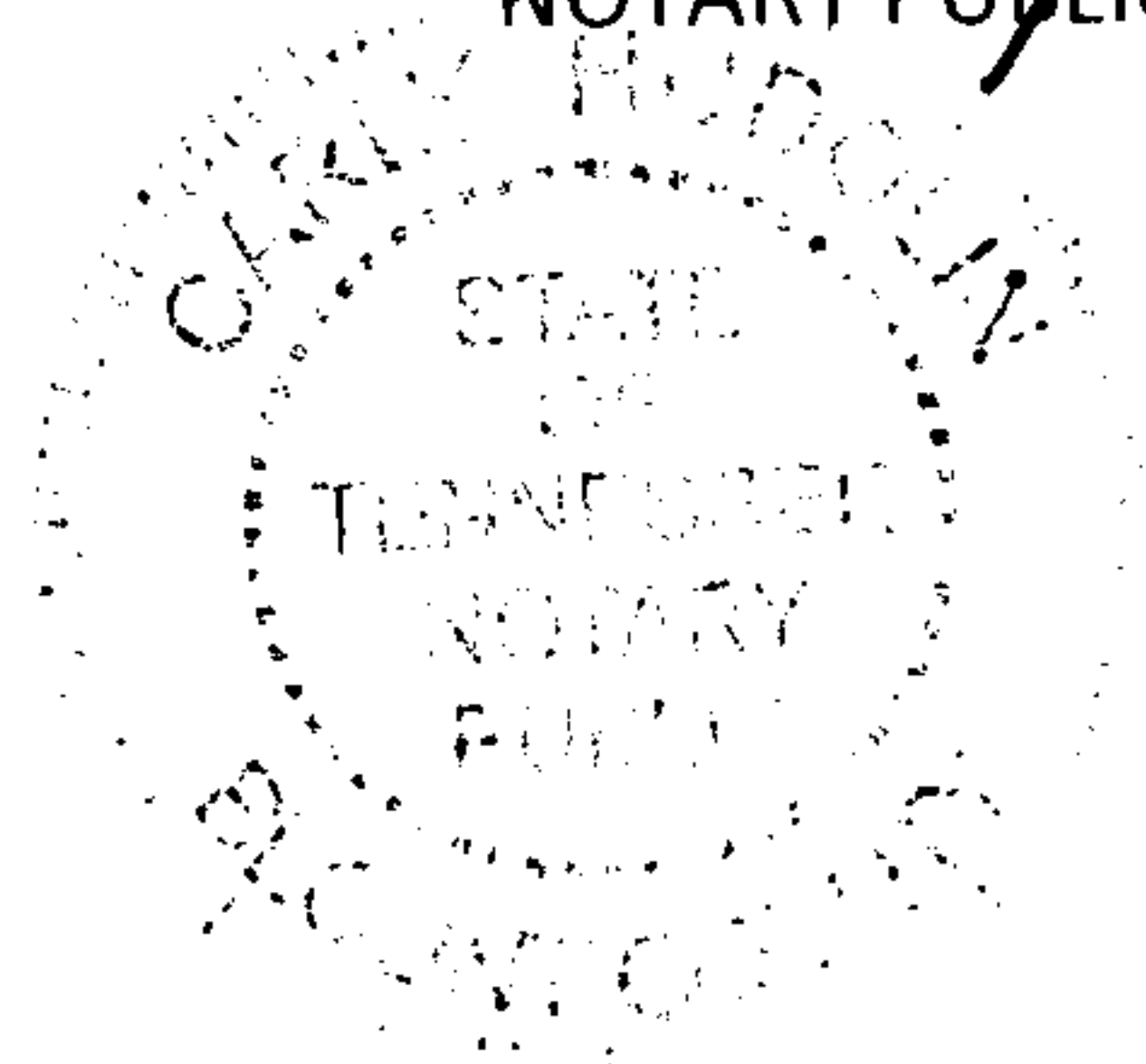
I, the undersigned authority, a Notary Public in and for said State, hereby certify that Michael Shelton Auth Agent OF VANDERBILT MORTGAGE AND FINANCE, INC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 2 day of Aug, 2023

[Signature]
NOTARY PUBLIC exp 9/26/26

My commission expires:

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243





20230807000238100 3/3 \$34.50
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Real Estate Sales Validation Form

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

Grantor's Name VANDERBILT MORTGAGE AND
FINANCE, INC
Mailing Address: 500 Alcon Trail
Monroville TN
37802
Property Address 70 108 HILLSDALE DR
COLUMBIANA, AL 35051

Grantee's Name JOHNNIE GREEN CUNNINGHAM, JR.
70
Mailing Address: 108 HILLSDALE DR
COLUMBIANA, AL 35051

Date of Sale: June 29, 2023
Total Purchaser Price 10.00
or
Actual Value \$
or
Assessor's Market Value \$ 6004.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 8/2/23

Unattested
(verified by)

Print Michael Shelton

Sign Michael Shelton
(Grantor/Grantee/Owner/Agent) circle one