

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Marshel Cunningham**  
**P. O. Box 26**  
**Montevallo, AL 35115**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **NINETY ONE THOUSAND, NINE HUNDRED TWENTY FIVE HUNDRED DOLLARS AND NO CENTS (\$91,925.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, *Marshel Roy Cunningham, a single man (herein referred to as Grantors)* grant, bargain, sell and convey unto *Marshel Roy Cunningham and Linda Cunningham, Lakeman , as joint tenants with right of survivorship (herein referred to as Grantees)*, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

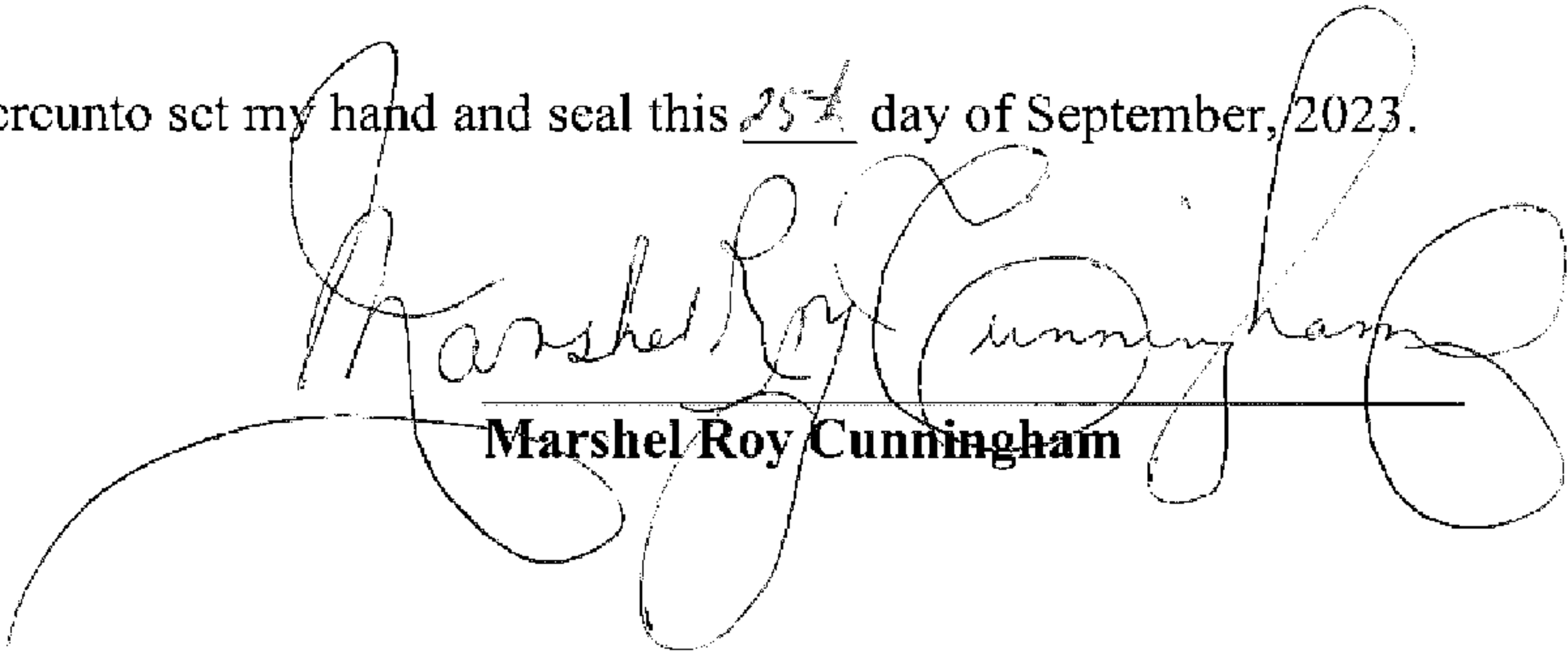
**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 25<sup>th</sup> day of September, 2023.

  
**Marshel Roy Cunningham**

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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Marshel Roy Cunningham*, signed to the foregoing conveyance, and who are 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 25<sup>th</sup> day of September, 2023.

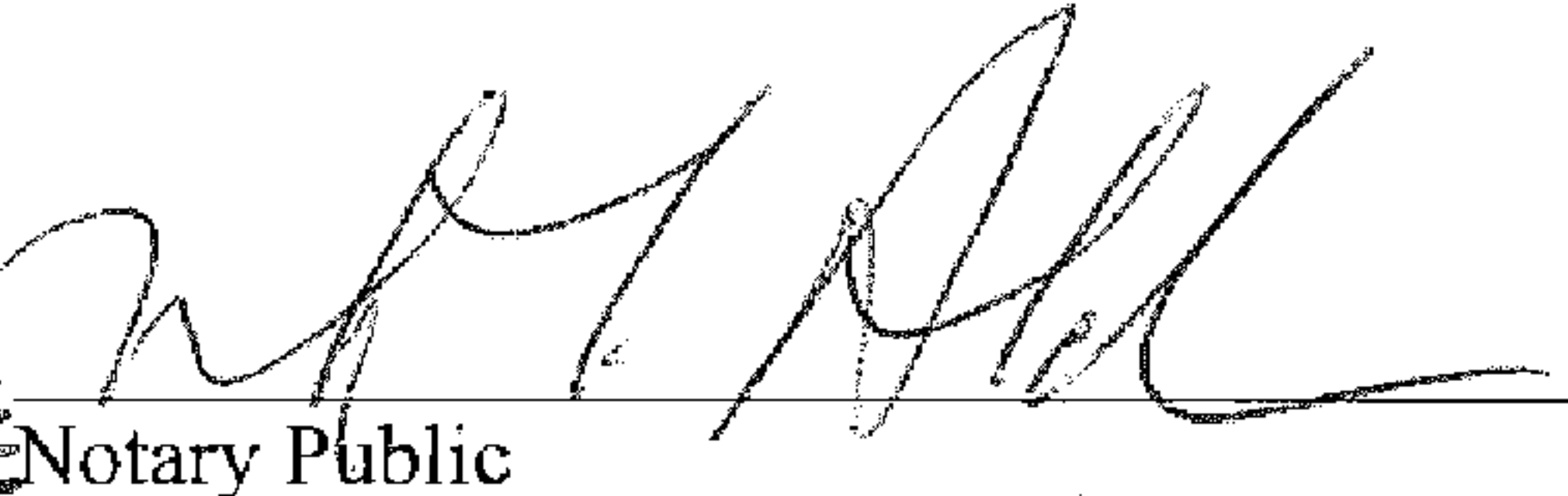
  
  
Notary Public  
My Commission Expires: 9-1-24

EXHIBIT "A"  
LEGAL DESCRIPTION

**Commence at the Northeast corner of Section 28, Township 24N, Range 12 E, Shelby County, Alabama and run S00°12'46"W for 236.89 feet; Thence run S64°31'36"W for 177.26 feet to the North right of way of County Road 12, Thence continue along same said course S64°31'36"W along said right of way for 717.12 feet to a ½" rebar and the Point of Beginning of herein described Parcel 1; Thence run S66°05'18"W along said right of way for 300.35 feet to a ½" rebar; Thence leaving said right of way run N34°36'50"W for 593.45 feet to a ½" rebar set (31148); Thence run N56°28'18"E for 294.2 feet to a ½" rebar set (31148); Thence run S35°15'21"E for 113.34 feet to a t-post; Thence run S34°07'05"E for 59.78 feet to a 1" Pipe; Thence run S34°36'59"E for 254.93 feet to a 1" square pipe & a ¾ crimped top pipe; Thence run S34°39'19"E for 339.79 feet to the POINT OF BEGINNING.**

**Description obtained from survey done by Randall C. Phillips Alabama Registered Surveyor No. 31148, on 05/28/2021 Job # 21086-A**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/26/2023 12:10:55 PM  
 \$120.00 JOANN  
 20230926000288040

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Marshall Roy Cunningham  
 Mailing Address P.O. Box 26  
Montevallo, AL 35115

Grantee's Name Linda Cunningham Loken  
 Mailing Address 198 Acacia Trace  
Montevallo, AL 35115

Property Address \_\_\_\_\_  
Acacia  
Sec 28 Township 24 N,  
Range 12 East

Date of Sale Sept 2023  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 91,925<sup>00</sup> 1/2

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 to create Joint Tenancy w/Pos  
☐ 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 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 Sept 2023

Print Marshall Roy Cunningham

Unattested

(verified by)

Sign Marshall Roy Cunningham  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1