

20231205000351010
12/05/2023 11:12:26 AM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29513

Send Tax Notice To: Trina Cunningham
Channing Cunningham

433 Marsh Creek
Canton, AL 35040

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Two Thousand Dollars and No Cents (\$252,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Clarence Travis Maples, Probate Case #PR-2023-000591, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Trina Cunningham and Channing Cunningham**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 155, Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22 through 32 Tract Fifty-One Subdivision, Parcel "B" as recorded in Document 20050614000290310 and Map Book 35, Page 43-A, as amended in the plat recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama.

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

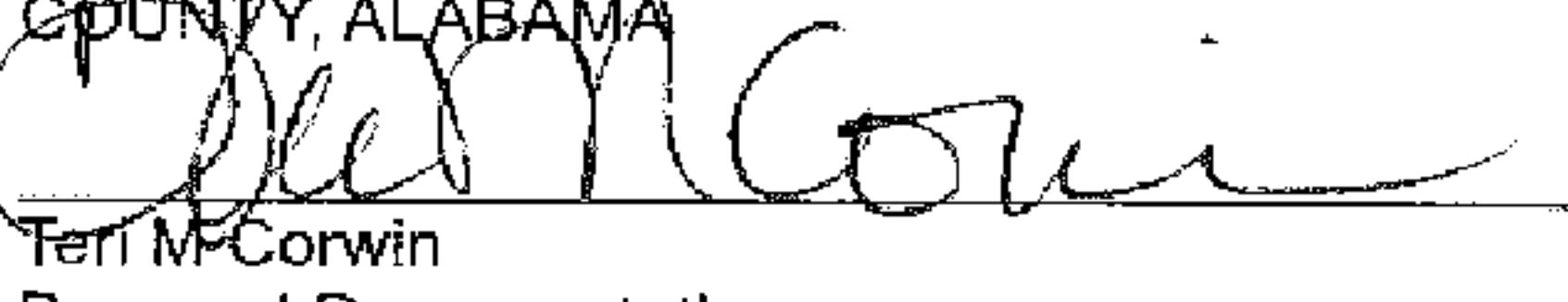
\$247,435.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I, in my capacity as Personal Representative of The Estate of Clarence Travis Maples, and not otherwise do for successor administrators and assigns, covenant with the said Grantees, their heirs and assigns, that 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) successor administrator and/or assigns, shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person, by through, and under, but not otherwise.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of November 2023

ESTATE OF CLARENCE TRAVIS MAPLES,
PROBATE CASE #PR-2023-000591, SHELBY
COUNTY, ALABAMA


Terri M. Corwin
Personal Representative

State of Texas
County of Harris

I, H. Amelia Lindell, a Notary Public in and for the said County in said State, hereby certify that Teri M. Corwin as Personal Representative of The Estate of Clarence Travis Maples, Probate Case #PR-2023-000591, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of November, 2023.

H. Amelia Lindell
Notary Public, State of Texas
H. Amelia Lindell
My Commission Expires: 12/11/25

