

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
LUCIA REYES
4419 OLD CAHABA PKWY
HELENA AL 35080

Know all men by these presents:

That in consideration of FIFTY FIVE THOUSAND AND 00/100 (\$ 55,000.00) 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 Ollie Mae Cunningham Probate Case #PR-2024-000294 and Michael Cunningham, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: LUCIA REYES (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 16, 17 and 18, in Block G of Liberty Heights Addition to the Town of Helena, as shown by survey and map of said subdivision made by G. ?B. Pickett and recorded in the Probate Office of Shelby County, Alabama. Map Book 3 Page 26.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

Lucie Lee Bell received title to property by deed recorded in Deed Book 189 Page 159 recorded 09-17-1957.

Lucy B. Cunningham AKA Lucie Lee Bell died 12-09-1987 according to her estate filed 03-08-1988 Case #29-69. Edward B. Cunningham and Ollie Mae Cunningham were the devisees of this estate.

Edward B Cunningham having died on or about on January 30, 1991


Ollie Mae Cunningham estate is filed Case #PR2024-000294 leaving subject property to Michael Cunningham.

This is not the homestead of the above grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators 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) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 17th day of May, 2024.

Estate of Ollie Mae Cunningham Probate
Case #PR-2024-000294



Melissa Cunningham, Personal Representative

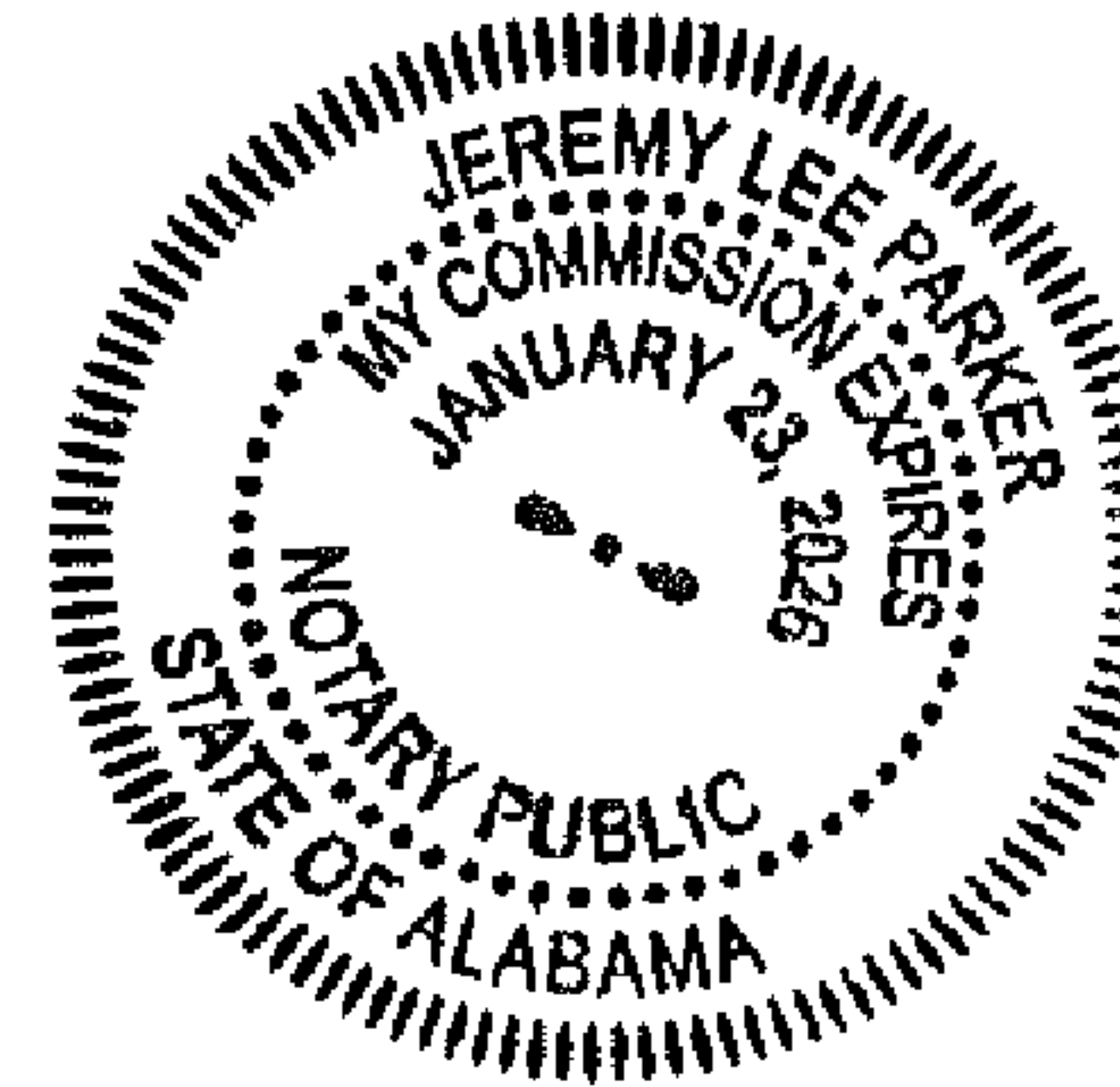

MICHAEL CUNNINGHAM

State of Alabama
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Melissa Cunningham whose name(s) as Personal Representative(s) of the Estate of Ollie Mae Cunningham, Probate Case #PR-2024-000294 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Melissa Cunningham in his/her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 17th day of May 2024


Notary Public
My Commission Expires: _____



STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MICHAEL CUNNINGHAM 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2024


NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Melissa Cunningham, Personal Representative of Estate of Ollie Mae Cunningham Probate Case #PR-2024-000294 and MICHAEL CUNNINGHAM	Grantee's Name	LUCIA REYES
Mailing Address	1120 Lawley Street Helena, AL 35080		4419 OLD CAHABA PKWY HELENA AL 35080
Property Address	1120 Lawley Street Helena, AL 35080	Date of Sale	May 17, 2024
		Total Purchase Price	\$55,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ 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.

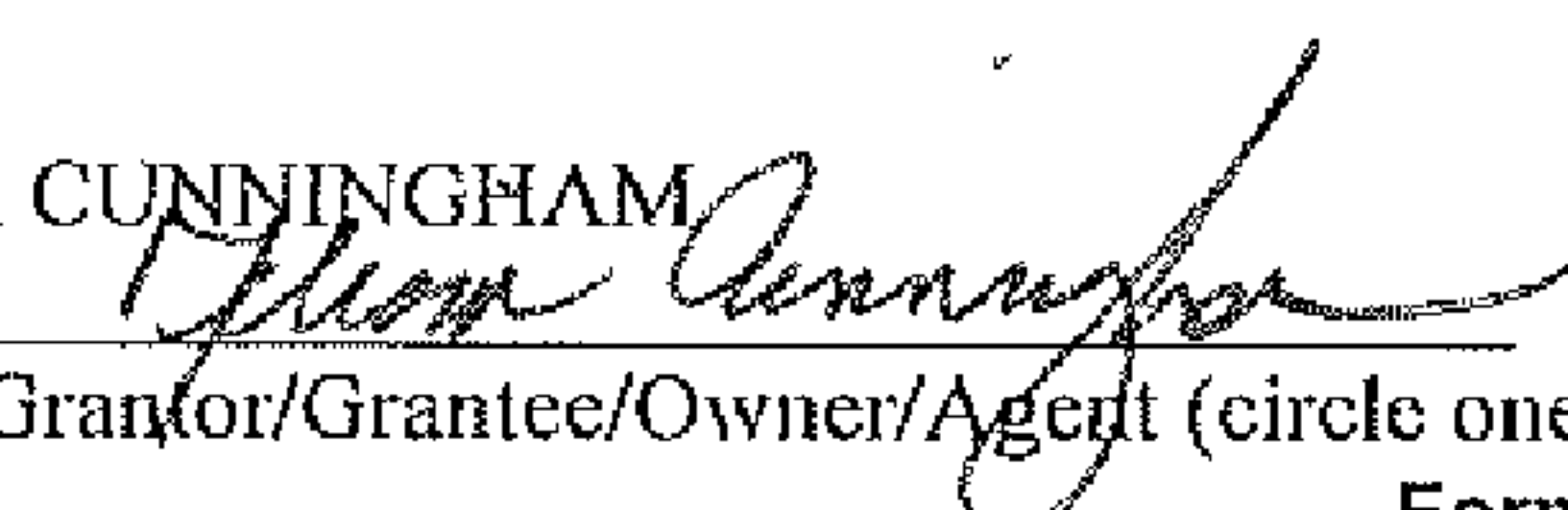
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 05/17/2024

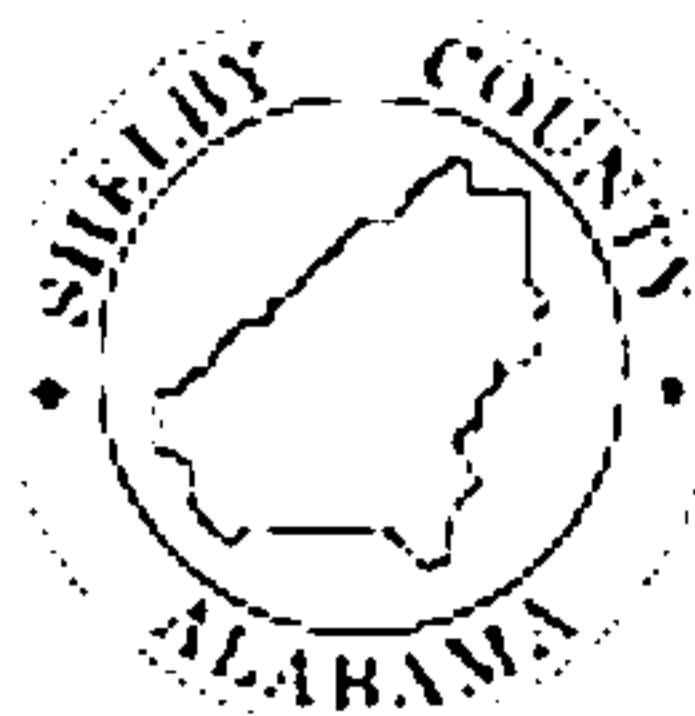
Print MELISSA CUNNINGHAM

Sign: 
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 03:10:33 PM
\$84.00 JOANN
20240521000151100

Form RT-1



Allen S. Bayl