

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

This instrument was prepared by:
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Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Carolyn Fresneda
Debra Webster
Harold Cunningham

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)



20241204000373680 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
12/04/2024 12:42:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY THOUSAND DOLLAR AND ZERO CENTS (\$120,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kay Cunningham, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Carolyn Fresneda, Debra Webster and Harold Cunningham (herein referred to as Grantee)**, 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, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein, Kay Cunningham, reserves a LIFE ESTATE, in and to the property as shown on Exhibit A.

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 18th day of November 2024.

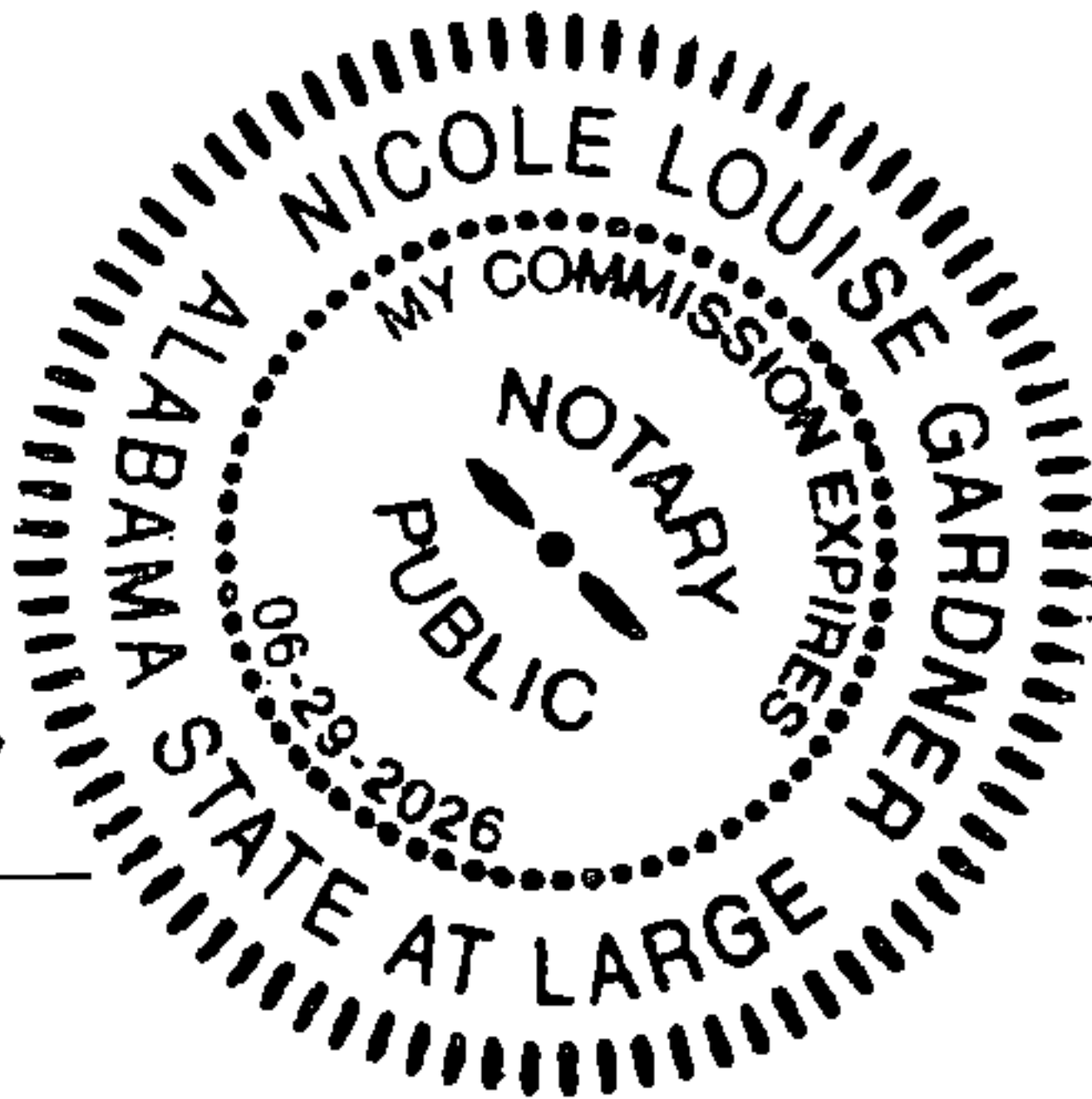
Kay Cunningham

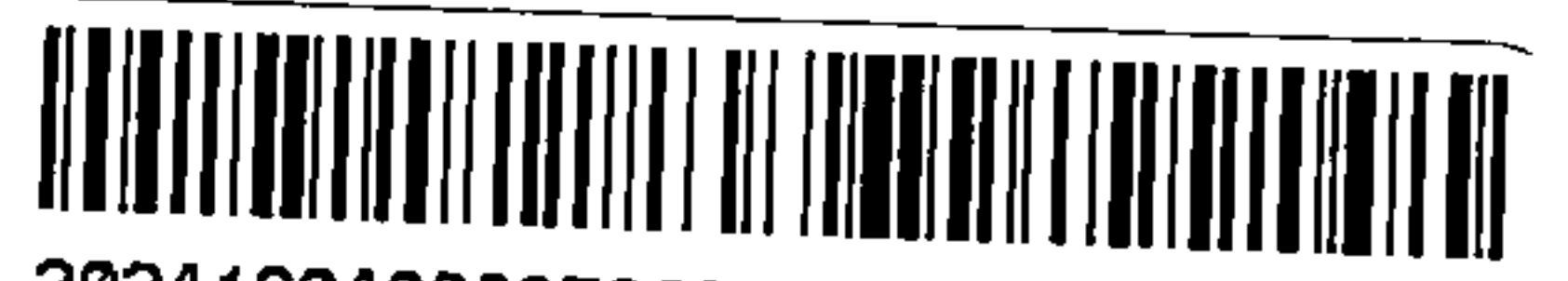
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay Cunningham**, 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 18th day of November 2024.

Notary Public
My Commission Expires: 10-29-2026





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Exhibit "A" – Legal Description

The North Half of the SE 1/4 of the SW 1/4, Section 34, Township 20 South, Range 1 East, Shelby County, Alabama.
LESS AND EXCEPT that portion conveyed to Mark Phillip Milazzo, as recorded in Instrument #1999-22900, being more particularly described as follows:
Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 1 East; thence run West along the North line thereof for 1018.15 feet; thence 90 degrees 29 minutes 17 seconds left run Southerly for 642.15 feet to the South line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section; thence 89 degrees 33 minutes 13 seconds left run Easterly for 1018.14 feet to the SE corner of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section; thence 90 degrees 26 minutes 47 seconds left run Northerly for 641.41 feet to the point of beginning.
According to survey of Thomas E. Simmons, RLS #12945, dated June 24, 1997.



20241204000373680 3/3 \$150.00
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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 Kay Cunningham
Mailing Address 323 Powers Rd
Wilsonville, AL 35780

Grantee's Name Carolyn Presneda
Mailing Address 323 Powers Rd
Wilsonville, AL 35780

Property Address 323 Powers Rd
Wilsonville, AL
35780

Date of Sale 11-18-24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 120,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

Tax Value

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 11-18-24

Print

Kay Cunningham

Sign

Kay Cunningham

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1