

SEND TAX NOTICE TO:
Alex Cunningham
2200 Amberley Woods Terrace
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert Killion and Lindsey Killion, husband and wife**, whose address is 34 Pawnee Trail, Crawfordville, FL 32327 (hereinafter "Grantor", whether one or more), by **Alex Cunningham**, whose address is 2200 Amberley Woods Terrace Helena AL. 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Alex Cunningham**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2200 Amberley Woods Terrace, Helena, AL 35080 to-wit:**

Lot 91, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party first mortgage in the amount of \$270,988.00 and a third-party second mortgage in the amount of \$17,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13 day of August, 2025.

Robert Killion
Robert Killion

Lindsey Killion
Lindsey Killion

STATE OF FLORIDA

COUNTY OF Wakulla

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Killion and Lindsey Killion, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of August, 2025.

Michelle L. Henderson
Notary Public
Printed Name: Michelle L. Henderson
My Commission Expires: 9/20/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2025 02:04:44 PM
\$26.00 BRITTANI
20250818000253060

Alli S. Beal