

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Glenda L. Cantrell  
2456 Shades Crest Road  
Vestavia, AL 35216

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

### KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten and no/100 Dollars (\$10.00)** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

**Cynthia Ruth Murer**, a married woman, who is one and the  
same person as Cynthia Hylton-Murer,  
whose mailing address is 5773 Highway 55, Wilsonville, Alabama 35186

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

**Glenda L. Cantrell**

whose mailing address is 2456 Shades Crest Road, Birmingham, Alabama 35216

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is vacant land along Alabama Highway 25, Wilsonville, Alabama 35186, to-wit:

Commence at the SW Corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 89° 41' 50" W, a distance of 315.06'; thence N 51° 29' 30" W, a distance of 61.17'; thence N 51° 28' 55" W, a distance of 299.56' to the POINT OF BEGINNING; thence N 51° 28' 37" W, a distance of 698.01'; thence S 38° 31' 46" W, a distance of 537.28'; thence S 44° 07' 17" E, a distance of 189.10'; thence S 48° 58' 58" E, a distance of 237.76'; thence S 25° 11' 27" E, a distance of 165.35'; thence S 66° 55' 57" E, a distance of 105.31'; thence N 40° 40' 49" E, a distance of 617.43' to the POINT OF BEGINNING. Said Parcel containing 9.16 acres, more or less.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated July 14, 2016.


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)


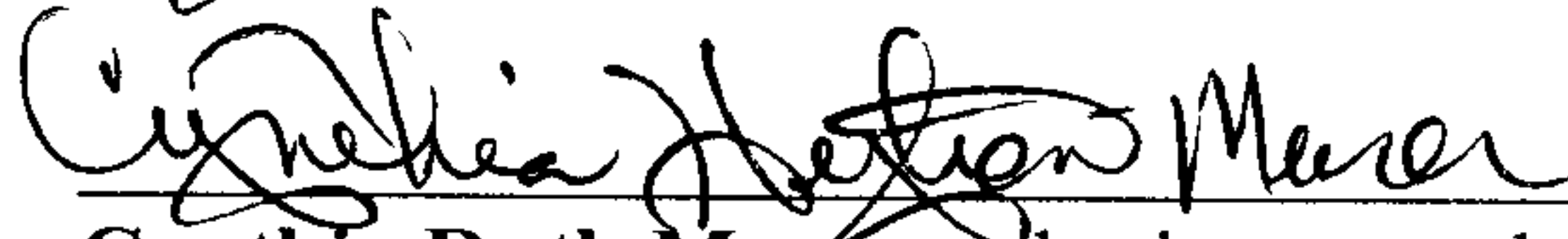
The above described property constitutes no part of the homestead of Grantor or her spouse.

**TO HAVE AND TO HOLD** unto the said GRANTEE, her heirs and assigns, forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 14 day of August, 2016.

  
20160816000293390 1/3 \$69.00  
Shelby Cnty Judge of Probate, AL  
08/16/2016 03:41:09 PM FILED/CERT

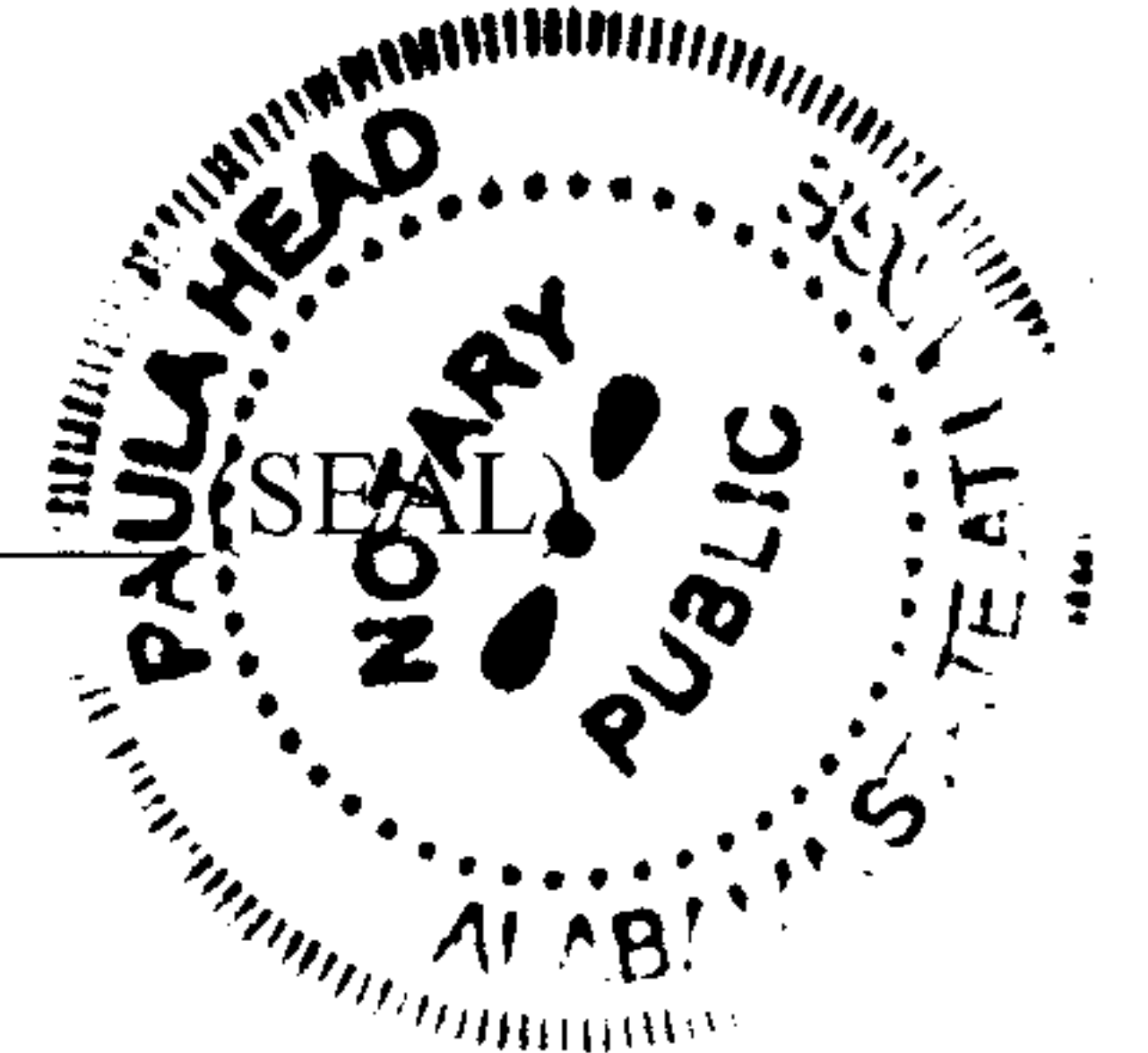
  
 (SEAL)  
**Cynthia Ruth Murer**, who is one and the  
same person as Cynthia Hylton-Murer

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Ruth Murer**, a married woman, who is one and the same person as Cynthia Hylton-Murer, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of August, 2016.

Paula Head  
Notary Public



20160816000293390 2/3 \$69.00  
Shelby Cnty Judge of Probate, AL  
08/16/2016 03:41:09 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Cynthia Ruth Murer Grantee's Name Glenda L. Cantrell  
Mailing Address one/same as Cynthia Hylton-Murer Mailing Address 2456 Shades Crest Road  
5773 Hwy 55 Vestavia, AL 35216  
Wilsonville, AL 35186

Property Address vacant land along Hwy 25 Date of Sale 08-14-2016  
Wilsonville, AL 35186 Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 47,632.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Based on total market value on file in the  
☐ Closing Statement Office of the Shelby County Property Tax Commissioner

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 08-14-2016

Print Frank C. Ellis, Jr. - Attorney

Unattested

Paula Head  
(verified by)

Sign

Frank C. Ellis, Jr.  
(Grantor/Grantee/Owner/Agent) ~~circle one~~

Form RT-1

