



20161006000367230 1/5 \$46.00
Shelby Cnty Judge of Probate, AL
10/06/2016 08:07:49 AM FILED/CERT

WARRANTY DEED

This instrument was prepared by

Charmon Burch

3981 Co Rd 28

Clanton, AL

Telephone: 334-318-9580

without benefit of title evidence.

Please send tax notices to:

Charles Michael Cupp

225 Red Road

Calera, AL 35040

State of Alabama)

County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **RICHARD BURCH AND WIFE CHARMON BURCH** of 3981 Co Rd 28, Clanton, AL 35046 do grant, bargain, sell, and convey unto **CHARLES MICHAEL CUPP AND WIFE STEPHANIE CUPP**, of 225 Red Road, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a ½ inch rebar at the locally accepted NW corner of the SW ¼ of the SW ¼ of §11, Twp 24N, R13E; thence along said § line run S04°40'41"W 125.02 feet to a ⅝ inch rebar and also the point of beginning: Thence run S 88°21'08"E 227.77 feet to a ⅝ inch rebar; thence run S01°49'13"W 74.63 feet to a ⅝ inch rebar; thence run S88°21'26"E 180.02 feet to a ⅝ inch rebar; thence run S01°45'53"W 150.11 feet to a ½ inch rebar; thence run N88°13'49"W 382.53 feet to a ½ inch rebar on the W line of the SW ¼ of the SW ¼ of said §11; thence along said § line run N04°40'41"W 225.28 feet back to the point of beginning.

Containing ±1.727 acres and lying within the SW ¼ of the SW ¼ of said §11, Twp 24N, R11E, and also being a part of property described in documents recorded at instrument numbers 1994:26675 and 1994:26676 and also being a part of Block 48 of the Map of South Calera as recorded in the office of the Judge of Probate in Chilton and Shelby Counties, Alabama.

As described in a survey of Brad S Lucas, Ala PLS 23005, dated 23 April 2011.


No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

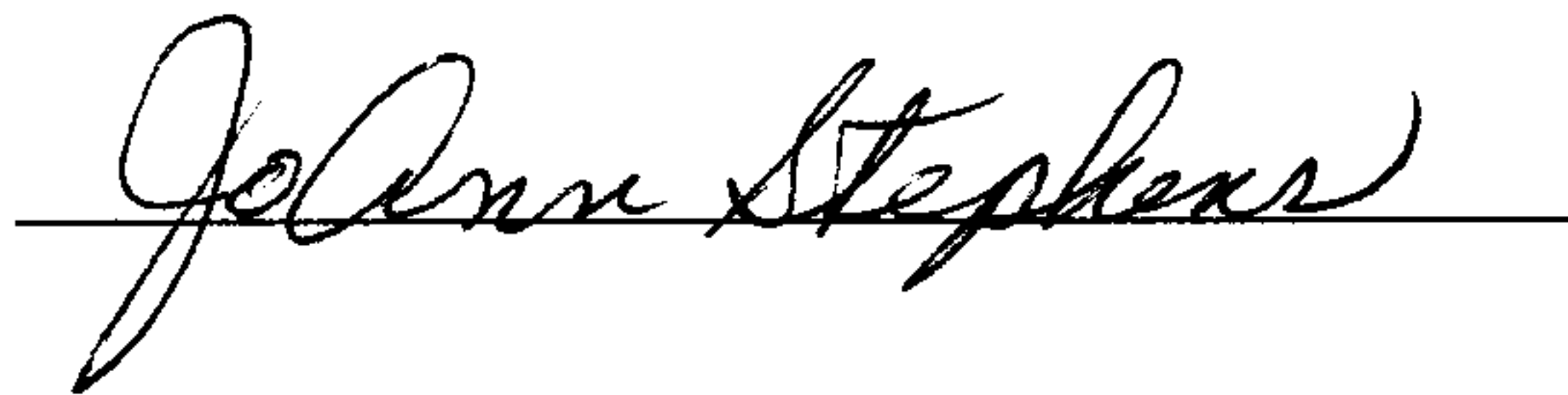
To have and to hold to the said grantees, their heirs and assigns forever.

RICHARD BURCH AND WIFE CHARMON BURCH, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, we, **RICHARD BURCH AND WIFE CHARMON BURCH**, have set our hands and seals, this 05 October 2016


Witness:


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Richard Burch (Seal)

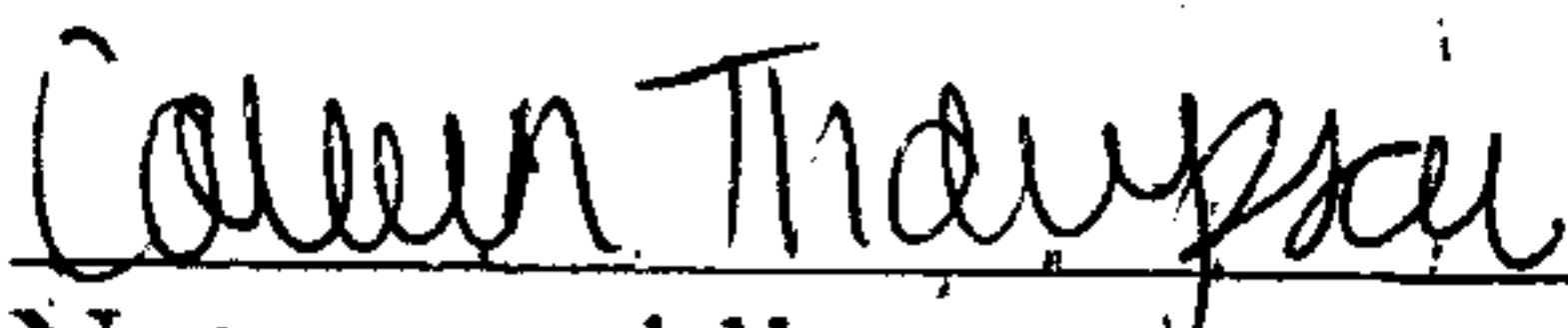



Charmon Burch (Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **RICHARD BURCH AND WIFE CHARMON BURCH**, whose names are signed to the foregoing conveyance, and who are (made) 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 05 October 2016.


Notary public

My commission expires 06/21/20

COLLEEN THOMPSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

**BOUNDARY SURVEY FOR
RICHARD AND CHARMON BURCH
SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST
SHELBY COUNTY, ALABAMA**

STATE OF ALABAMA:
SHELBY COUNTY:



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DESCRIPTION:

COMMENCE AT A 1/2" REBAR AT THE LOCALLY ACCEPTED NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST; THENCE ALONG SAID SECTION LINE RUN S 04°40'41"W A DISTANCE OF 125.02 FEET TO A 5/8" REBAR AND ALSO THE POINT OF BEGINNING; THENCE RUN S 88°21'08"E A DISTANCE OF 227.77 FEET TO A 5/8" REBAR; THENCE RUN S 01°49'13"W A DISTANCE OF 74.63 FEET TO A 5/8" REBAR; THENCE RUN S 88°21'26"E A DISTANCE OF 180.02 FEET TO A 5/8" REBAR; THENCE RUN S 01°45'53"W A DISTANCE OF 150.11 FEET TO A 1/2" REBAR; THENCE RUN N 88°13'49"W A DISTANCE OF 382.53 FEET TO A 1/2" REBAR ON THE WEST LINE OF THE Southwest 1/4 of the Southwest 1/4 OF SAID SECTION 11; THENCE ALONG SAID SECTION LINE RUN N 04°40'41"W A DISTANCE OF 225.28 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 1.727 ACRES, MORE OR LESS AND ALL LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 11 EAST, SHELBY COUNTY, AL. AND ALSO BEING A PART OF INSTRUMENT NUMBERS 1994-26675 AND 1994-26676 AND ALSO BEING A PART OF BLOCK NO. 48 OF THE MAP OF SOUTH CALERA AS RECORDED IN THE OFFICES OF THE JUDGE OF PROBATE'S IN CHILTON AND SHELBY COUNTY, ALABAMA.

GENERAL NOTES:

- 1- This survey is subject to any easements, rights-of-ways, reservations or restrictions of probated record or prescriptive nature having any affect upon title, if any such exist.
- 2- Bearings as shown have been rotated to the centerline of the "old" L & N Railroad along a tangent having a tangent bearing of N 01°50'E as shown upon the map or plat of the Map of South Calera as recorded in the Office of the Judge of Probate, Chilton County, Alabama.
- 3- All set 1/2" or 5/8" rebars have a plastic I.D. cap bearing B. Lucas, P.L.S. #23005.
- 4- No improvements have been shown heron. (Not Required)
- 5- This survey has been based upon old locally accepted iron pins found in place as of the date of this survey.
- 6- This survey is not valid unless signed and sealed with red ink.
- 7- P.O.B. indicates the point of beginning for the above described.

SURVEYORS NOTES:

The map or plat of South Calera, Al., Property Of South Calera Land And Improvement Co. as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 3, Page 40 shows the alley widths to be 20.0 feet. The map of the same as recorded in the Office of the Judge of Probate, Chilton County, Alabama in Deed Book 7, Page 643 shows hand written alley widths to be 20.00 feet. These hand written distances were placed upon said map or plat "post recording date". The map or plat of the same as recorded in the Office of the Judge of Probate, Chilton County, Alabama in Map Book 1, Page 19 shows alley widths to be 10.00 feet. Map Book 1, Page 19 was obviously transposed and contains a scrivener's error in that the actual alley width appears to be 20.00 feet according to field evidence. Map Book 3, Page 40 and Deed Book 7, Page 643 as recorded in Chilton and Shelby County, Al. Bears the name of Jos. M. Searles, Civil Engineer and Land Surveyor, and dated on August 27, 1887. This surveyor has also seen a subsequent map or plat of the same with the heading of J. M. Searles, C.E.-L.S. of Birmingham, Al. Due to the condition of this map or plat, no date was noticed. It is of the opinion of this surveyor that that this map or plat was prepared in order to better show the lands and intent of the South Calera Land and Improvement Co. The lands within this subdivision are located within Sections 10, 11, 14 and 15, Chilton and Shelby County, Alabama. These are my findings as of the date of this survey.

Real Estate Sales Validation Form

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

Grantor's Name Richard and Charmon Burch
 Mailing Address 3981 Co Rd 28
Clanton, AL 35040

Grantee's Name Charles Michael and Stephanie Cupp
 Mailing Address 225 Red Road
Calera, AL 35040

Property Address 187 Hwy 4
Calera, AL 35040

Date of Sale Oct 5, 2016
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 18,710.00



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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 Assessor

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 10-5-2016

Print Charmon Burch

☐ Unattested

Sign Charmon Burch
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)