

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

SEND TAX NOTICE TO:


Cynthia Hylton-Murer

5773 Highway 55

Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20161019000384010 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/19/2016 11:48:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollars (\$1.00)** to the undersigned Grantor, and as CORRECTION to that certain deed dated November 30, 2015, and recorded as Instrument No. 20151208000419640 in the Probate Records of Shelby County, Alabama, 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

Cynthia Hylton-Murer
whose mailing address is 5773 Highway 55, Wilsonville, Alabama 35186

(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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out here, LESS AND EXCEPT that parcel heretofore conveyed to Glenda L. Cantrell by that certain deed dated August 14, 2016, and recorded as Instrument No. 20160816000293390 in the Probate Records of Shelby County, Alabama.

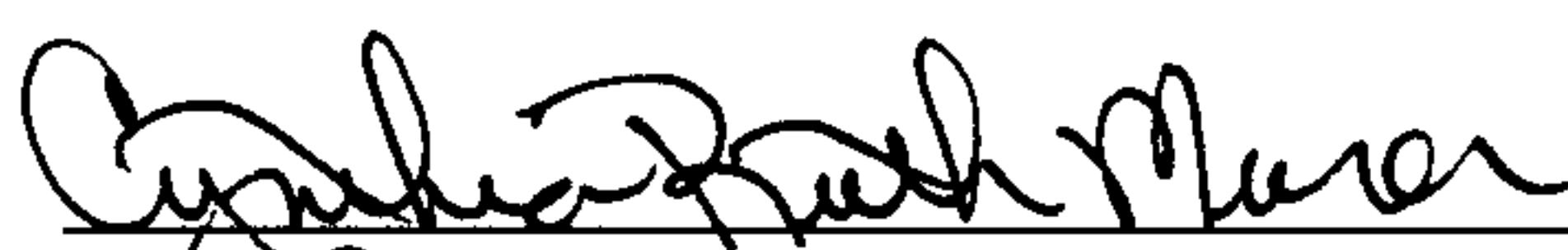
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 19 day of October, 2016.

 (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.

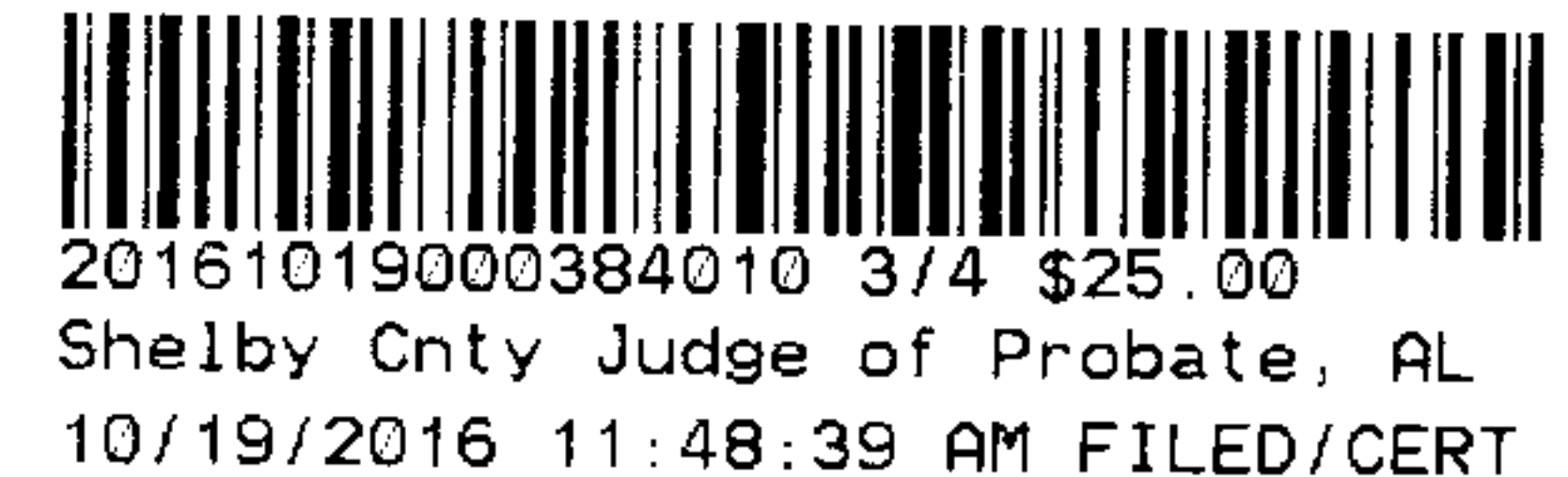
Given under my hand and official seal this 19 day of October, 2016.

Paula Head (SEAL)
Notary Public



20161019000384010 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A – LEGAL DESCRIPTION



NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9, Township 20 South, Range 1 East

SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9, Township 20 South, Range 1 East

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying west of Shelby County Highway No. 55, and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ less (1) W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and less (2) the west 5 acres of uniform width of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, all in Section 8, Township 20 South, Range 1 East

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, both in Section 8, Township 20 South, Range 1 East

NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 8, Township 20 South, Range 1 East

NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 8, Township 20 South, Range 1 East

SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9, Township 20 South, Range 1 East

SW $\frac{1}{4}$ lying north of the Railroad and West of Hylton Road (also known as Airport Road), less the north 500 feet thereof, in Section 2, Township 21 South, Range 1 East

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 41 minutes 50 seconds West, a distance of 315.06 feet; thence North 51 degrees 29 minutes 30 seconds West, a distance of 61.17 feet; thence North 51 degrees 28 minutes 55 seconds West, a distance of 299.56 feet for the Point of Beginning; thence North 51 degrees 28 minutes 37 seconds West, a distance of 696.14 feet; thence South 38 degrees 43 minutes 45 seconds West, a distance of 537.28 feet; thence South 44 degrees 07 minutes 17 seconds East, a distance of 189.10 feet; thence South 48 degrees 58 minutes 58 seconds East, a distance of 237.76 feet; thence South 25 degrees 11 minutes 27 seconds East, a distance of 165.35 feet; thence South 66 degrees 55 minutes 57 seconds East, a distance of 105.31 feet; thence North 40 degrees 40 minutes 47 seconds East, a distance of 617.43 feet to the Point of Beginning. Said described tract containing 9.15 acres, more or less. According to Parcel No. 2 on survey and plat of Larry W. Carver, LLS,

No. 15454, dated December 18, 1998.

The undivided interest of Hylton, LLC in and to the South 25 acres of uniform width of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 East, Shelby County, Alabama. Also, a twenty foot right of way from Shelby County #55 along the south line of Section 8, Township 20 South, Range 1 East, to the southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, Township 20 South, Range 1 East, being situated in Shelby County, Alabama.

SUBJECT TO an easement for ingress and egress 25 feet wide leading from Shelby County Highway No. 55 to the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the West 5 acres of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 8, Township 20 South, Range 1 East, said easement being across the following described property: All that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying West of Shelby County Highway No. 55, and the East 15 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 8, Township 20 South, Range 1 East.

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
Mailing Address who is one and the same person
as Cynthia Hylton-Murer
5773 Highway 55
Wilsonville, AL 35186

Grantee's Name Cynthia Hylton-Murer
Mailing Address 5773 Highway 55
Wilsonville, AL 35186

Property Address vacant land adjacent to
Highway 25
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or

Assessor's Market Value \$ 929,386.00



20161019000384010 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
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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 ☐ Appraisal
☐ Sales Contract ☒ Other Based on total market value on file in the
☐ Closing Statement Office of the Shehbly 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 _____

Print Cynthia Hylton-Murer

☐ Unattested

(verified by)

Sign

Cynthia Hylton-Murer

(Grantor/Grantee/Owner/Agent) ~~circle one~~