

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**



20170213000052870 1/3 \$274.00  
Shelby Cnty Judge of Probate AL  
02/13/2017 03:01:02 PM FILED/CERT

**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS,**

That as a gift and for no monetary consideration, the undersigned Betty F. Cupp, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Susan C. Moore, Cheryl C. Burnette, and William David Cupp, in equal shares as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

#### **Parcel 1**

A part of the SW 1/4 of SE 1/4 of Section 35, Township 21 South, Range 3 West, described as follows:

As a point of reference begin at the intersection of the South boundary of the Longview Road with the Easterly boundary of Alabama Highway 119; thence in a Southerly direction along the Easterly boundary of said Highway 1419 feet to the point of beginning of property herein conveyed; thence continue Southerly along the Easterly boundary of said Highway 194 feet to the NW corner of lot purchased by grantees as recorded in Deed recorded in Deed Book 223, page 633 in the Probate Office of Shelby County, Alabama; thence run in an Easterly direction parallel with the North boundary of said SW 1/4 of SE 1/4 and along the North boundary of the property described in said deed referred to above, a distance of 285 feet; thence run North 197 feet; thence run in a Westerly direction parallel with the North boundary of said SW 1/4 of SE 1/4, 285 feet, more or less to point of beginning.

#### **Parcel 2**

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the SW 1/4 of the NE 1/4, Section 35, Township 21 South, Range 3 West, and run South along the East boundaries of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 a distance of 2808 feet to the point of beginning; from the point of beginning turn right 92 deg. 47 min. from previous call and run west and parallel with the North boundary of the SW 1/4 of the SE 1/4 a distance of 1294.0 feet to a point on the East right-of-way of Alabama Highway #119 (said point being the Northwest corner of the Cupp property); thence turn left 92 deg. 47 min. and run South along the East line of said highway right-of-way a distance of 296.8 feet; thence run East parallel with the North boundary of said quarter-quarter section a distance of 1294 feet to a point on the East boundary of the SW 1/4 of the SE 1/4; thence run North along the East boundary of said quarter section North a distance of 296.05 feet to point of beginning, less and except property described in Parcel 1 above.

Parcel 3

An undivided one-half interest in all of the NW ¼ of the SW ¼, Section 15, Township 22 South, Range 3 West, lying northwest of Alabama Highway No. 119; also described in deed recorded in Deed Book 222, page 279, in the Probate Office of Shelby County, Alabama, as follows: begin at a point on Section line 15 Township 22, Range 3 West, thence the northwestern corner of a triangular piece of land going south approximately 180 feet to Montevallo and Siluria Highway; thence northeast approximately 255 feet; fronting Montevallo and Siluria Highway; thence west back to point of beginning, joining John H. Mahler on the north and west side and Montevallo and Siluria Highway, on the Southeast.


TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 hereunto set GRANTOR'S hand and seal, this 13th day of February, 2017.

  
Betty F. Cupp

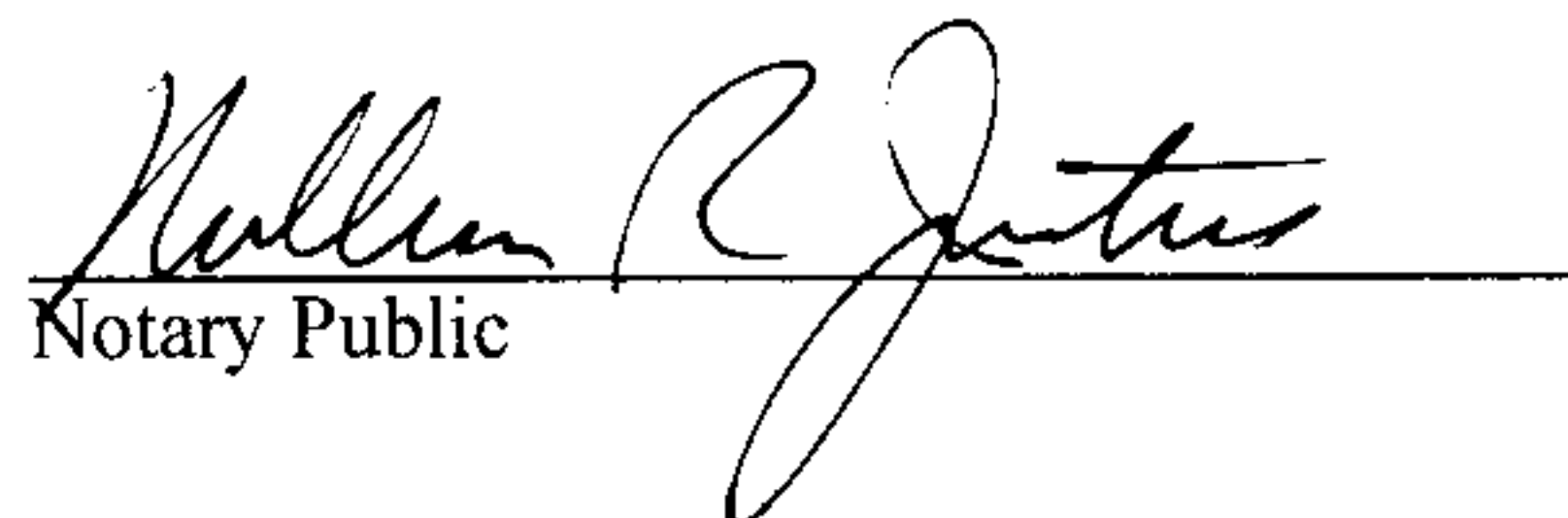
STATE OF ALABAMA  
SHELBY COUNTY

  
20170213000052870 2/3 \$274.00  
Shelby Cnty Judge of Probate, AL  
02/13/2017 03:01:02 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty F. Cupp, 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 13th day of February, 2017.



  
Notary Public

# Real Estate Sales Validation Form

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

Grantor's Name Betty F. Cupp  
Mailing Address 5332 Hwy 119  
Montevallo, AL 35115

Grantee's Name Susan C. Moore <sup>Prattville, AL</sup>  
Mailing Address 116 Glenbrooke Ln. 36066  
Cheryl C. Punnette 13 Park Dr. A Labadie, AL 36007  
William David Cupp, 175 County Rd 410, Clanton, AL 35045

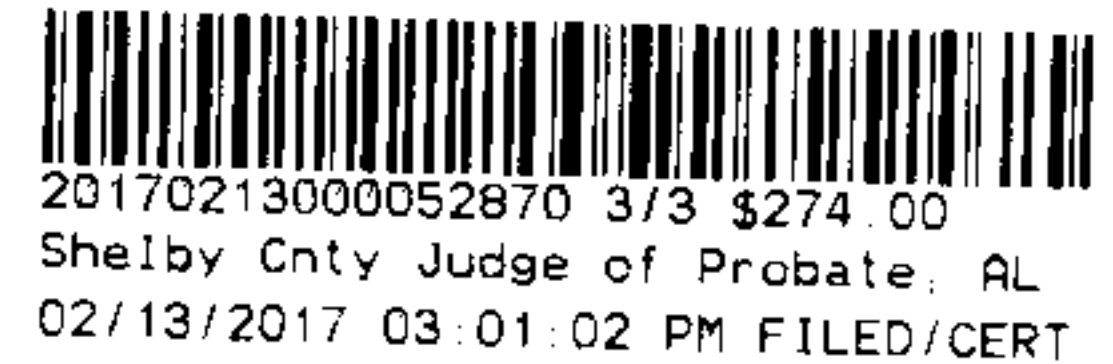
Property Address Hwy 119  
Montevallo, AL

Date of Sale 2-13-17  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$251,515

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



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 2-13-17

Print Betty F. Cupp

☒ Unattested

Karen Melton  
(verified by)

Sign Betty F. Cupp  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1