

Prepared by:
Mark S. Boardman
Grant H. Howard
BOARDMAN CARR PETELOS WATKINS & OGLE, P.C
400 Boardman Drive
Chelsea, Alabama 35043

Send Notices to:
City of Chelsea
11611 Chelsea Road
Chelsea, Alabama 35043

The preparer of this deed makes no
certification as to title and has not examined
the title to the property


20170824000309370 1/5 \$27.50
Shelby Cnty Judge of Probate, AL
08/24/2017 01:40:04 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

EASEMENT DEED
CUPIDS LANE PROJECT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of one dollar and 00/100 (\$1.00) cash in hand paid by City of CHELSEA (the "City") and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Teresa D. Cox (the "Grantor"), hereby states that she was married to Roger D. Cox, who died on July 8, 2016, leaving Teresa D. Cox as sole owner, having previously owned the property with her husband as joint tenants with right of survivorship, and agrees as follows:

1. Grantor does hereby grant, bargain, sell and convey unto the City, its successors and assigns, the easement that is described in Exhibit A.
2. To have and to hold to said grantee, its heirs and assigns forever. And I do for myself for myself, my heirs, executors, administrators covenant with said grantee, its successors and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except that of Regions Bank, N.A., who has consented to this document, that I have good right to sell and convey the same as aforesaid, that I will in full my heirs, executors, and administrators, shall warrant and defend the same to the said grantee, their successors and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal this the 23 day of Aug,
2017.

-Signatures on the following page-

Shelby County, AL 08/24/2017
State of Alabama
Deed Tax: \$.50

GRANTOR:

Teresa D. Cox [Seal]
Teresa D. Cox

State of Alabama

Shelby County

I, the undersigned authority, in and for said County, in said State, hereby certify that Teresa D. Cox whose name as Grantor 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 23 day of Aug, 2017.

Debbie H Armstrong
Notary Public

Print Name: Debbie H Armstrong

My commission expires 2-24-18

AFFIX NOTARIAL SEAL



20170824000309370 2/5 \$27.50
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This transaction is approved by Regions Bank, N.A., as lien holder, such lien recorded as Instrument # 20080317000108000.

REGIONS BANK

By: Jimmy Head
Its: Vice President

Exhibit A -

A part of the NW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama and described as follows:

Commence at the NE Corner of the North $\frac{1}{2}$, of the NW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; Thence run S $00^{\circ}14'39''$ W (assumed bearing) along the East line of Said quarter section a distance of 654.06'; thence S $89^{\circ}26'39''$ W for a distance of 1,199.77' to the Point of beginning; thence S $00^{\circ}14'39''$ W a distance of 663.24'; thence S $89^{\circ}19'47''$ W for a distance of 40.00'; thence N $00^{\circ}26'39''$ E for a distance of 663.32' to a point on the right of way for Cherub Lane; thence N $89^{\circ}26'39''$ E along said right of way for a distance of 40.0' to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Teresa D. Cox
Mailing Address 70 Cupid's Lane
Chelsea, Alabama 35043

Grantee's Name City of Chelsea
Mailing Address 11611 Chelsea Road
Chelsea, Alabama 35043

Property Address 70 Cupid's Lane
Chelsea, Alabama 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 500.00
or
Assessor's Market Value \$ _____

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 EASEMENT


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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 8/23/2017

Print _____

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1