

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-22-28390

Send Tax Notice To: Dennis Blackerby  
114 Hylton Road  
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Cynthia Hylton -Murer**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dennis Blackerby**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the Grantor herein or her spouse.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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


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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of June, 2022.

  
Cynthia Hylton -Murer

State of Alabama

County of Shelby

, a Notary Public in and for the said County in said State, hereby certify that Cynthia Hylton -Murer, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 2**

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°28'00"E for a distance of 1638.34 feet to the POINT OF BEGINNING; thence continue South 00 degrees 28 minutes 00 seconds East for a distance of 766.78 feet to the Northerly right of way line of Alabama Highway 25; thence North 85 degrees 01 minutes 05 seconds East and along said right of way line for a distance of 1871.96 feet to the Westerly right of way of Hylton Road; thence leaving said Highway 25 and along Hylton Road right of way line, North 10 degrees 38 minutes 30 seconds West for a distance of 30.45 feet to a curve to the left, having a radius of 70.00 feet, and subtended by a chord bearing of North 15 degrees 40 minutes 16 minutes West, and a chord distance of 12.27 feet; thence along the arc of said curve and along said right of way line for a distance of 12.29 feet; thence North 20 degrees 42 minutes 01 seconds West and along said right of way line for a distance of 157.78 feet to a curve to the right, having a radius of 255.00 feet, and subtended by a chord bearing of North 05 degrees 43 minutes 42 seconds West and a chord distance of 131.76 feet; thence along the arc of said curve for a distance of 133.27 feet; thence North 09 degrees 14 minutes 36 seconds East and along said right of way line for a distance of 37.86 feet to a curve to the left, having a radius of 240.00 feet, and subtended by a chord bearing of North 29 degrees 40 minutes 14 seconds West, and a chord distance of 301.51 feet; thence along the arc of said curve and along said right of way line for a distance of 326.01 feet; thence South 89 degrees 27 minutes 31 seconds West and leaving said right of way line for a distance of 1650.18 feet to the point of beginning.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Cynthia Hylton -Murer</u>	Grantee's Name	<u>Dennis Blackerby</u>
Mailing Address	<u>5772 Hwy 55</u>	Mailing Address	<u>114 Hylton Road</u>
	<u>Wilsonville, AL 35186</u>		<u>Wilsonville, AL 35186</u>
Property Address	<u>0 Hylton Road</u>	Date of Sale	<u>July 20, 2022</u>
	<u>Wilsonville, AL 35186</u>	Total Purchase Price	<u>\$215,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u>	Bill of Sale	<u>  </u>	Appraisal
<u>xx</u>	Sales Contract	<u>  </u>	Other
<u>  </u>	Closing Statement		

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 of 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 June 14, 2022

Print Cynthia Hylton -Murer

   Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded (verified by)**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/24/2022 02:41:40 PM**  
**\$243.00 PAYGE**  
**20220624000253750**

Form RT-1

*Allen S. Bayl*

