



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**

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

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kenneth Murer, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Cynthia Hylton-Murer (herein referred to as GRANTEE) all of GRANTOR's undivided one-third ( $\frac{1}{3}$ ) interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

The W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East, and the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress and egress over and along the North 20 feet of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress, egress, and utilities over and along the North 30 feet of the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East.

Subject to rights of others in and to use of above said 20 foot easement. Also subject to an easement for the purpose of ingress, egress, and utilities over and along the North 30 feet of the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

Shelby County, AL 09/13/2024  
State of Alabama  
Deed Tax: \$95.50



20240913000285480 2/3 \$123.50  
Shelby Cnty Judge of Probate, AL  
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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 her heirs and assigns forever against the lawful claims of all  
persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

12 day of September, 2024.

Kenneth Murer  
Kenneth Murer

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Kenneth Murer, whose names are signed to the foregoing conveyance, and who are 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 12 day of September, 2024.

\_\_\_\_\_  
Notary Public

My commission expires:

MALCOLM STEWART MCLEOD  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 08/15/26



## Real Estate Sales Validation Form

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

Grantor's Name Kenneth Murer  
Mailing Address 1919 Hoover Court  
Hoover, AL 35226

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

Property Address Vacant land

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 95,240

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 1/3 assessor's current market value

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:

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 9-12-24

Print Kenneth Murer

☐ Unattested

(verified by)

Sign

Kenneth Murer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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