

THIS INSTRUMENT PREPARED BY:  
Monica Quinn  
Massey, Stotser & Nichols, PC  
1780 Gadsden Hwy  
Birmingham, Alabama 35235

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY DEED**

WHEREAS, Robert M. Sapp and Susan Sapp are the grantees of deed recorded in Real property Book 387, Page 62, in the Probate Office of Shelby County, Alabama; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that **Robert M. Sapp and Susan Sapp**, a married couple, who shall hereinafter be defined as the “**Grantors**”, for and in consideration of the sum of ten dollars and no/100 (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantors, subject to the exceptions, reservations and provisions hereinafter set forth, do hereby GRANT, BARGAIN, SELL and CONVEY unto **Robert M. Sapp and Susan Sapp, Trustees, or their successors in interest, of the Robert M. Sapp and Susan Sapp Living Trust dated January 9, 2025, and any amendments thereto**, whom shall hereinafter be defined as the “**Grantee**”, the following described real property, which shall hereinafter be defined as the “**Property**”, as more particularly described hereinbelow, situate in the County of Shelby, State of Alabama, to wit:

Lot 1, Block 5, according to the survey of Arden Subdivision of the Town of Montevallo, as recorded in Map Book 3 page 64 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the foregoing description as found in Real property Book 387, Page 62 in the records in the Office of the Judge of Probate for Shelby County, Alabama, and in Parcel No. 27 5 21 4 002 001.000 of the records of the Commissioner of Revenue for Shelby County, Alabama).

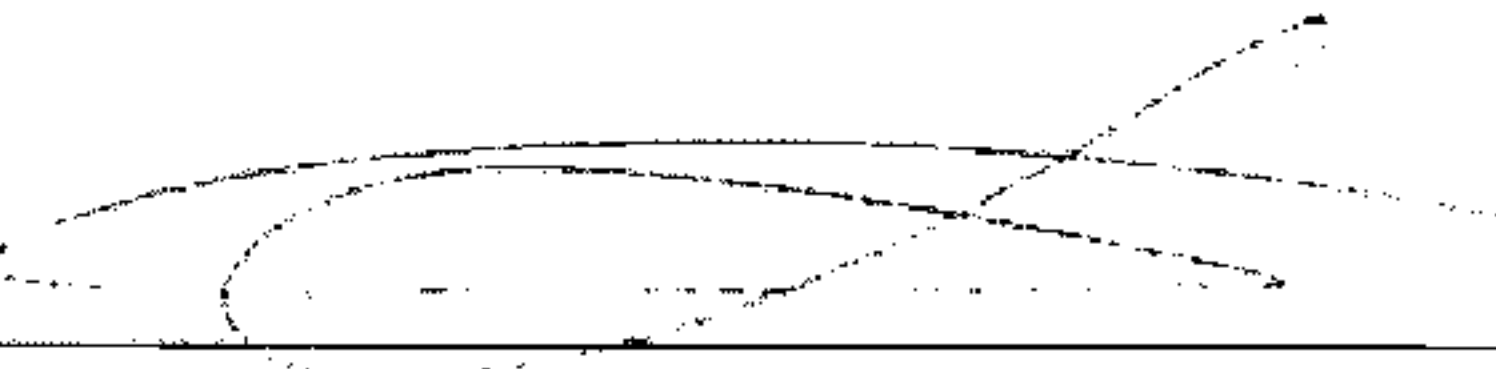
THIS CONVEYANCE IS BEING MADE WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FOLLOWING:

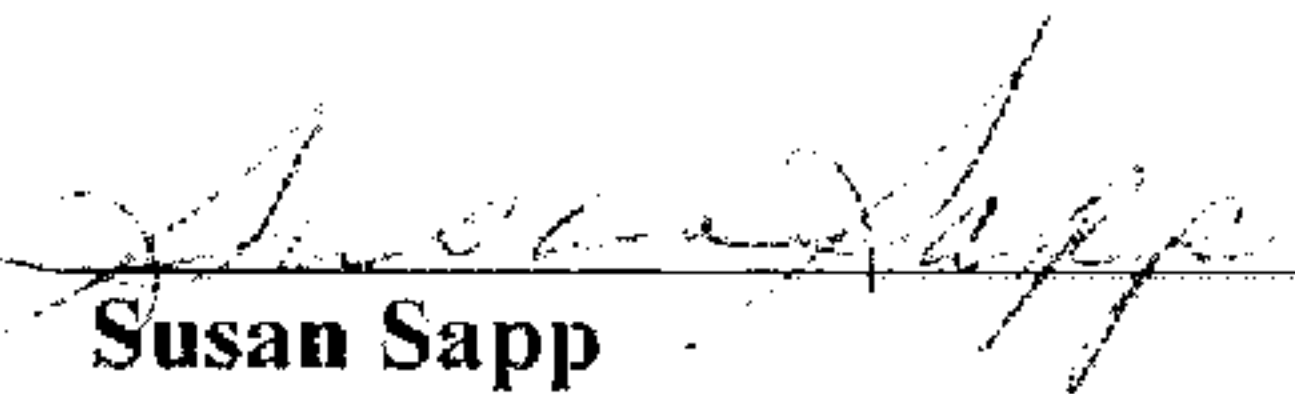
1. No opinion with respect to title by the preparer of this instrument, having served as a scrivener only without opportunity to examine title to the Property;
2. Ad Valorem Taxes;
3. Such oil, gas and other minerals in, on and under the Property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others and not described above, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property;
4. Any encroachment, encumbrance, violation, variation, discrepancy, boundary line conflict, shortage in area or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey, where the term “encroachment” includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land; and
5. Any reservations, restrictive covenants, easements, claims of easements, liens or rights to a lien, rights-of-way, restrictions, defects, rights or claims of parties in possession, building setback lines, covenants, encumbrances or other similar exceptions, if any, applicable to or affecting the Property, which may or may not appear in the public records and are not described above;

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever. All recording references are to records in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed on January 9, 2025.

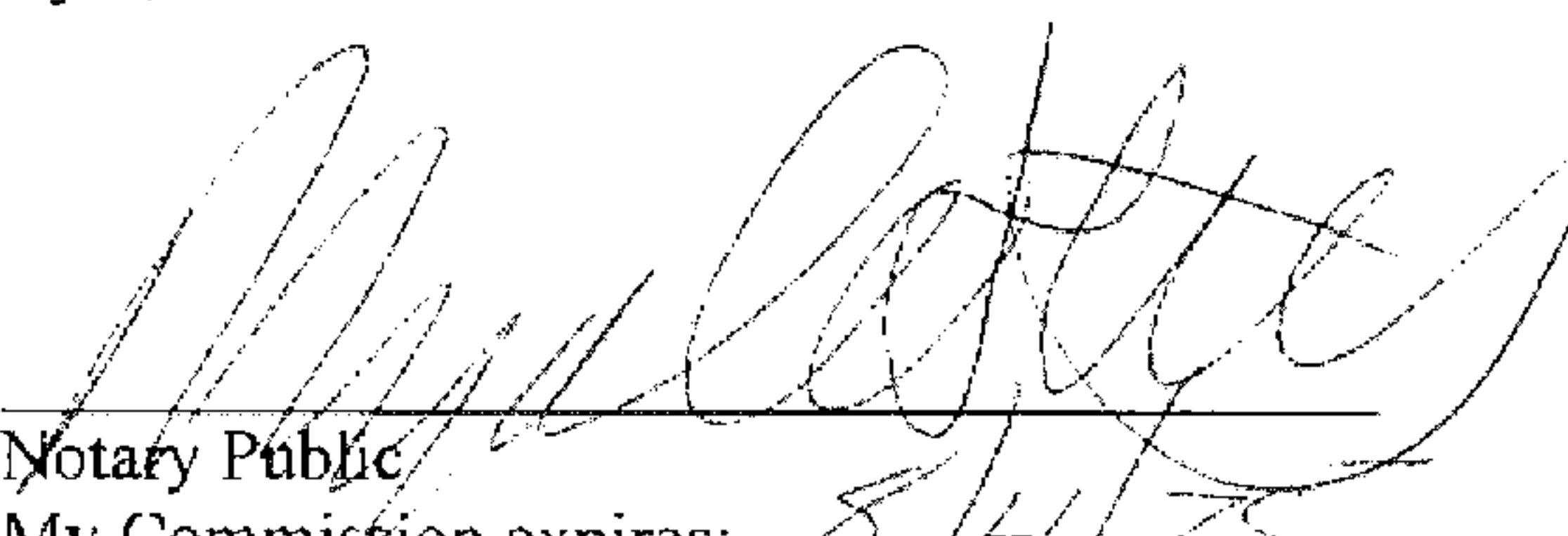
  
\_\_\_\_\_  
**Robert M. Sapp**

  
\_\_\_\_\_  
**Susan Sapp**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for the above State and County, hereby certify that **Robert M. Sapp and Susan Sapp**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, **Robert M. Sapp and Susan Sapp**, executed the same voluntarily.

Given under my hand and seal on January 9, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 8/4/25

Grantors mailing address:  
240 Parkway Circle  
Montevallo, AL 35115

Grantee mailing addresses:  
240 Parkway Circle  
Montevallo, AL 35115

Property address:  
290 Parkway Circle  
Montevallo, AL 35115

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

Grantor's Name	Robert & Susan Sapp	Grantee's Name	Robert & Susan Sapp, Trustees
Mailing Address	240 Parkway Circle	Mailing Address	240 Parkway Circle
	Montevallo, AL 35115		Montevallo, AL 35115
Property Address	290 Parkway Circle	Date of Sale	
	Montevallo, AL 35115	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 169,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 1/23/25 Print /s/ Robert M. Sapp

Unattested Sign /s/ Robert M. Sapp

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****01/23/2025 09:57:47 AM****\$198.00 JOANN****20250123000022400****Form RT-1***Allen S. Bayl*