

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 O. Sapp are the grantees of deed recorded in Instrument No. 20070622000293220, in the Probate Office of Shelby County, Alabama; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that **Robert M. Sapp and Susan O. 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 23 and 24, in Block 6, according to the town on Montevallo, as recorded in Map Book 3, page 64, in the Probate Office of Shelby County, Alabama (the foregoing description as found in Instrument No. 20070622000293220 in the records in the Office of the Judge of Probate for Shelby County, Alabama, and in Parcel No. 27 5 21 4 002 033.000 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:

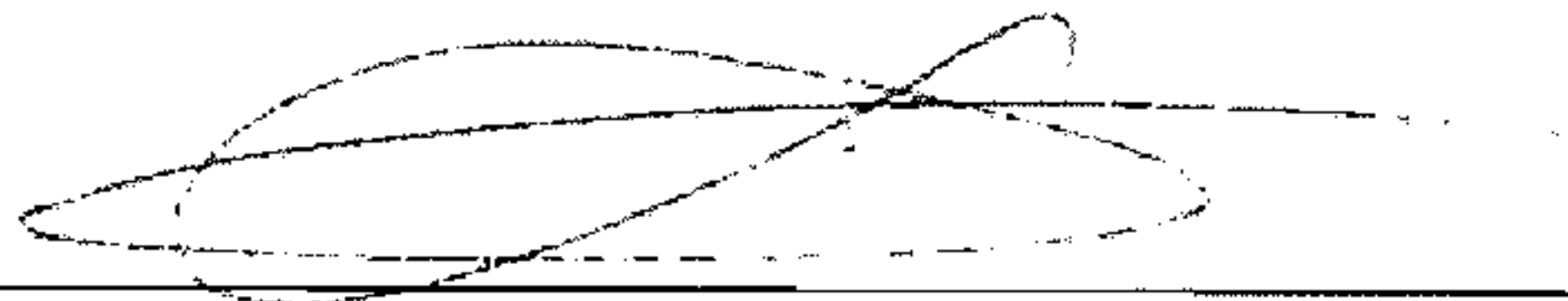
1. No opinion with respect to title by the preparer of this instrument, having served as a scrivener only without opportunity to examine title to the Property;
2. Ad Valorem Taxes;
3. Such oil, gas and other minerals in, on and under the Property, together with all rights in connection therewith, as 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;

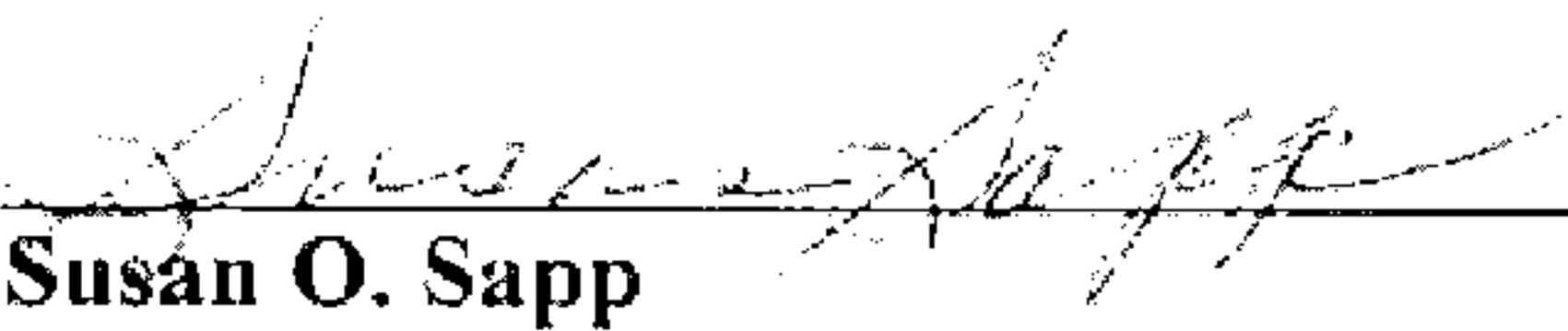
TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever. All recording references are to records in the Office of the Judge of Probate of Shelby County, Alabama.

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

Poor Quality



Robert M. Sapp




Susan O. 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 O. 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 O. Sapp**, executed the same voluntarily.

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





Notary Public
My Commission expires: 3/4/25

Grantors mailing address:
240 Parkway Circle
Montevallo, AL 35115

Grantee mailing addresses:
240 Parkway Circle
Montevallo, AL 35115

Property address:
240 Parkway Circle
Montevallo, AL 35115



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/23/2025 09:59:37 AM
 \$261.00 JOANN
 20250123000022410

Allen S. Bayl

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 Montevallo, AL 35115	Mailing Address	240 Parkway Circle Montevallo, AL 35115
Property Address	240 Parkway Circle Montevallo, AL 35115	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 232,000.00

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

Form RT-1