

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
St. Thomas The Apostle  
Catholic Parish, Montevallo  
80 Saint Thomas Way  
Montevallo, AL 35115

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **CHERYL C. BURNETTE, a married person, WILLIAM DAVID CUPP, a married person and SUSAN C. MOORE, an unmarried person**(herein referred to as Grantors) grant, bargain, sell and convey unto **ST. THOMAS THE APOSTLE CATHOLIC PARISH, MONTEVALLO** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

*{SIGNATURE PAGES TO FOLLOW}*

In Witness Whereof, we have hereunto set our hands and seals this 14<sup>th</sup> day of March, 2025.

*Cheryl C. Burnette*  
**CHERYL C. BURNETTE**

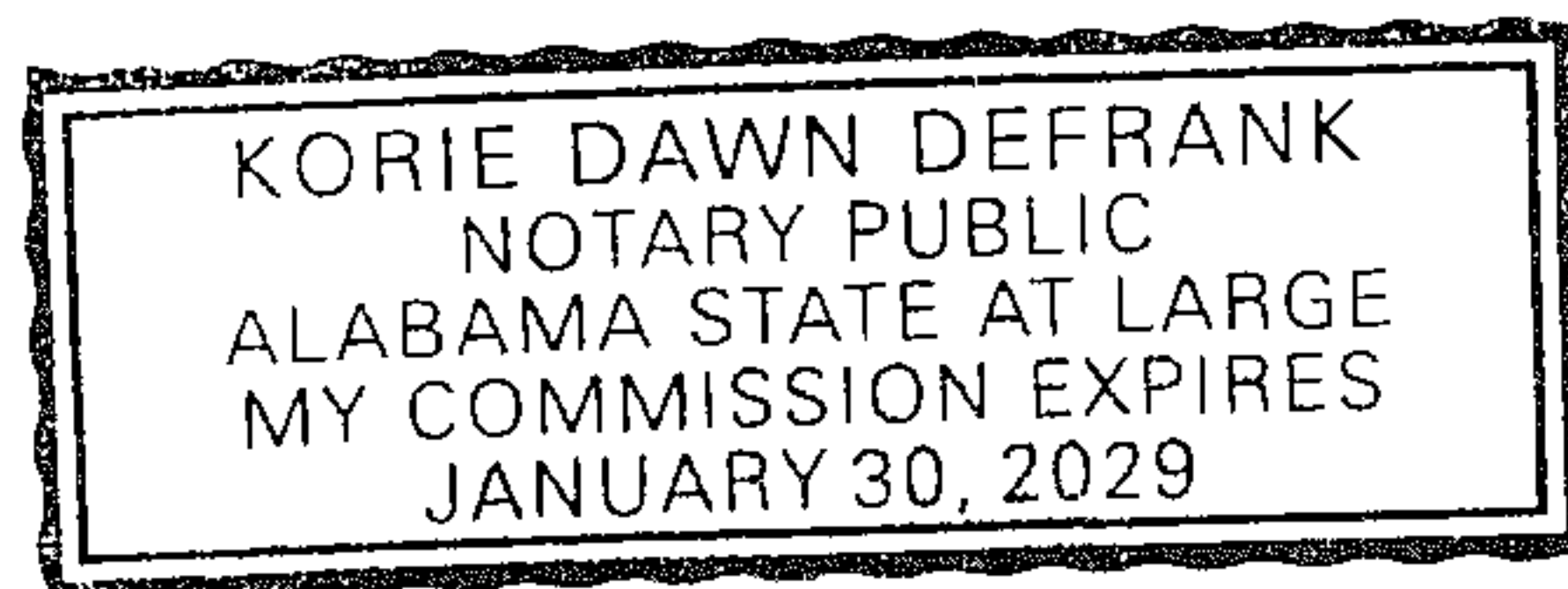
*William David Cupp*  
**WILLIAM DAVID CUPP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHERYL C. BURNETTE** and **WILLIAM DAVID CUPP** 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of March, 2025.



*K D D*  
Notary Public  
My Commission Expires: \_\_\_\_\_

In Witness Whereof, I have hereunto set my hand and seal this 13 day of March, 2025.

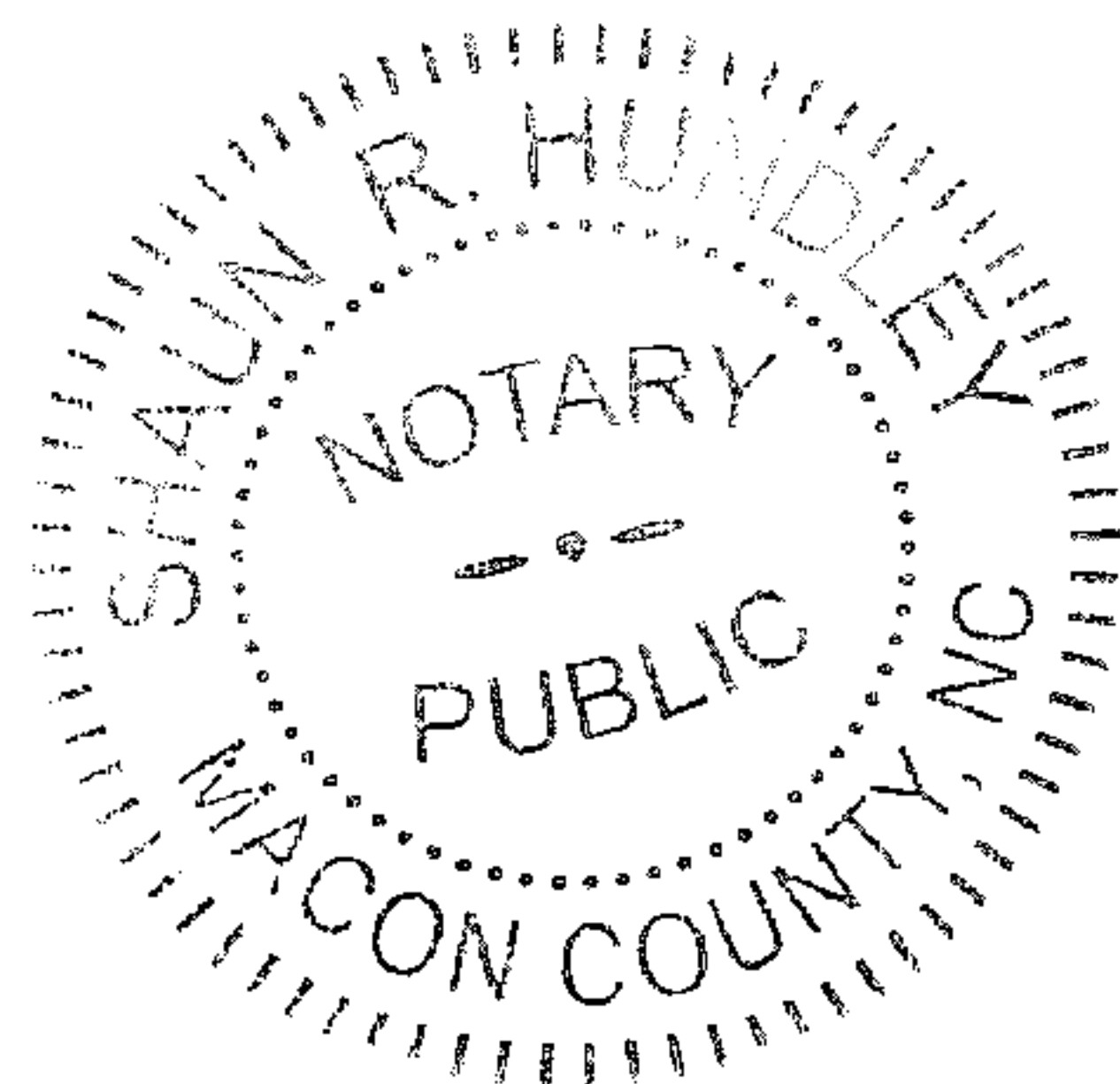
Susan C. Moore  
SUSAN C. MOORE

STATE OF N.C.

COUNTY OF MACON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SUSAN C. MOORE**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of March, 2025.



Shaun R. Hundley  
Notary Public  
My Commission Expires: 1/1/2025

## EXHIBIT "A"

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### PARCEL 1

COMMENCE AT THE NE CORNER OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE RUN S 01-14'23"E, ALONG THE EAST LINE OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ , AND THE EAST LINE OF THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$ , AND THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SAID SECTION 35 FOR 2208' TO THE POINT OF BEGINNING; THENCE CONTINUE OF THE LAST DESCRIBED COURSE FOR 297.08' TO A  $\frac{1}{2}$ " REBAR; THENCE RUN S 89-48'21" W FOR 1288.71' TO A  $\frac{1}{2}$ " REBAR ON THE EAST LINE OF ALABAMA HIGHWAY 119 RIGHT OF WAY LINE; THENCE RUN N 01-14'23" W, ALONG SAID RIGHT OF WAY LINE FOR 103.08' TO A PK NAIL; THENCE DEPARTING SAID RIGHT OF WAY RUN S 89-34'37" E FOR 275.06' TO A  $\frac{1}{2}$ " REBAR; THENCE RUN N 01-40'20" E FOR 197.04' TO A  $\frac{1}{2}$ " REBAR; THENCE RUN N 89-48'21" E FOR 1003.71' TO THE POINT OF BEGINNING.

### PARCEL 2

COMMENCE AT THE NE CORNER OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE RUN S 01-14'23"E, ALONG THE EAST LINE OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ , AND THE EAST LINE OF THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$ , AND THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SAID SECTION 35 FOR 2208' TO A  $\frac{1}{2}$ " REBAR; THENCE RUN S 89-48'21" W FOR 1003.71' TO A  $\frac{1}{2}$ " REBAR AND POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 285.00' TO AN ANGLE IRON SITUATED ON THE EAST LINE OF ALABAMA HIGHWAY 119 RIGHT OF WAY LINE; THENCE RUN S 01-14'23" E, ALONG SAID RIGHT OF WAY LINE FOR 194.00' TO A PK NAIL THENCE DEPARTING SAID RIGHT OF WAY RUN S 89-34'37" E FOR 275.06' TO A  $\frac{1}{2}$ " REBAR; THENCE RUN N 01-40'20" E FOR 197.04' TO A  $\frac{1}{2}$ " REBAR; AND THE POINT OF BEGINNING.

TAX PARCEL NUMBER: 23-7-35-0-003-050.000 &  
23-7-35-0-003-052.000

**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>CHERYL C. BURNETTE</u>                                                                                  | Grantee's Name  | <u>ST. THOMAS THE APOSTLE</u>                                                                   |
| Mailing Address | <u>WILLIAM DAVID CUPP</u><br><u>SUSAN C. MOORE</u><br><u>151 Cove Road</u><br><u>Wilsonville, AL 35186</u> | Mailing Address | <u>CATHOLIC PARISH, MONTEVALLO</u><br><u>80 Saint Thomas Way</u><br><u>Montevallo, AL 35115</u> |

|                  |                                                                   |                            |                             |
|------------------|-------------------------------------------------------------------|----------------------------|-----------------------------|
| Property Address | <u>5332 &amp; 5302 Highway 119</u><br><u>Montevallo, AL 35115</u> | Date of Sale               | <u>March 14</u> , 2025      |
|                  |                                                                   | Total Purchase Price \$    | <u>330,000.00</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>  X  </u> Sales Contract    | <u>      </u> Other <u>                    </u> |
| <u>  X  </u> Closing Statement | <u>                                    </u>     |

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 March 14, 2025

Print B. CHRISTOPHER BATTLES

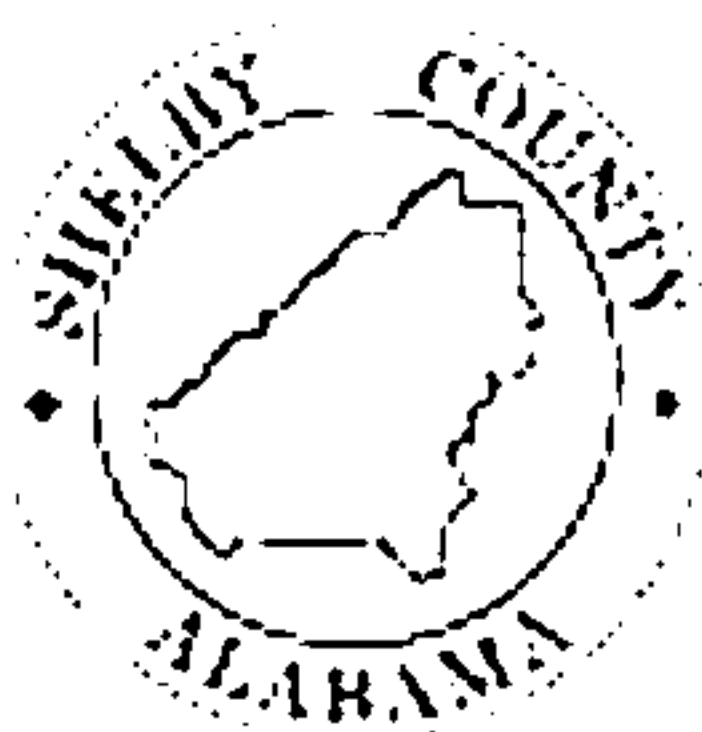
       Unattested

Sign

(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**

**03/25/2025 11:18:25 AM**

**\$365.00 JOANN**

**20250325000089060**

**Form RT-1**

*Allen S. Bayl*