

614.00
22.00
6.00
1.00

\$643.00

Value \$613,540

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS.



20250808000242030 1/3 \$643.00
Shelby Cnty Judge of Probate, AL
08/08/2025 10:40:55 AM FILED/CERT

This instrument was prepared by:
R. F. (Ben) Stewart, III
Stonebridge Law, LLP
1800 Providence Park, Suite 250
Birmingham, Alabama 35242
(205) 994-2300

Send Tax Notice To:
Mark Hays Cubine and
Susan Marie Cheatwood, Trustees
1371 Hwy 468
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SUSAN MARIE CHEATWOOD, a married woman, and MARK HAYS CUBINE, her spouse,

(Herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

MARK HAYS CUBINE AND SUSAN MARIE CHEATWOOD, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE CUBINE/CHEATWOOD FAMILY TRUST DATED AUGUST 5, 2025,

(Herein referred to as Grantee, whether one or more), all of their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast Corner of the SW ¼ of the NE ¼ of Section 13, Township 18 South, Range 2 East, being a 6" x 6" concrete post found; thence run South 89 deg. 10' West (magnetic bearing) along a fence line for a distance of 324.00 feet to an iron pin; thence turn an angle of 89 deg. 24' 00" to the left and run in a southerly direction for a distance of 948.42 feet to an iron pin, being on the north right-of-way margin of County Highway No. 468; thence turn an angle of 112 deg. 31' 31" to the left and run along the north right-of-way margin of said County Highway for a distance of 217.16 feet to an iron pin; thence turn an angle of 11 deg. 02' 04" to the right and continue along said north right-of-way margin of said County Highway for a distance of 125.91 feet to an iron pin; thence turn an angle of 77 deg. 11' 10" to the left and run northerly for a distance of 523.32 feet to an iron pin; thence turn an angle of 13 deg. 48' 50" to the right and run 91.84 feet to an iron pin; thence turn an angle of 23 deg. 59' 03" to the left and run 234.50 feet to the point of beginning. Said parcel is lying in



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the NE ¼ of Section 13, Township 18 South, Range 2 East, Shelby County, Alabama.

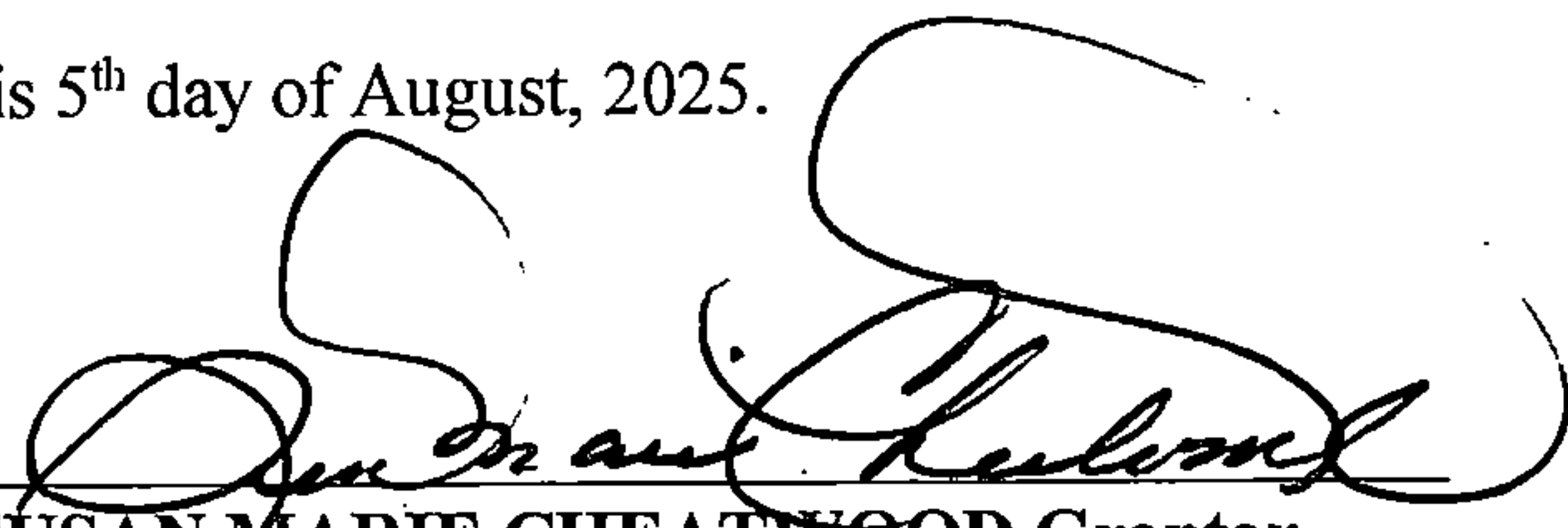
SUBJECT TO: Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.


NOTE: This is the homestead property of the Grantor, Susan Marie Cheatwood and her spouse, Mark Hays Cubine.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of August, 2025.


 SUSAN MARIE CHEATWOOD Grantor

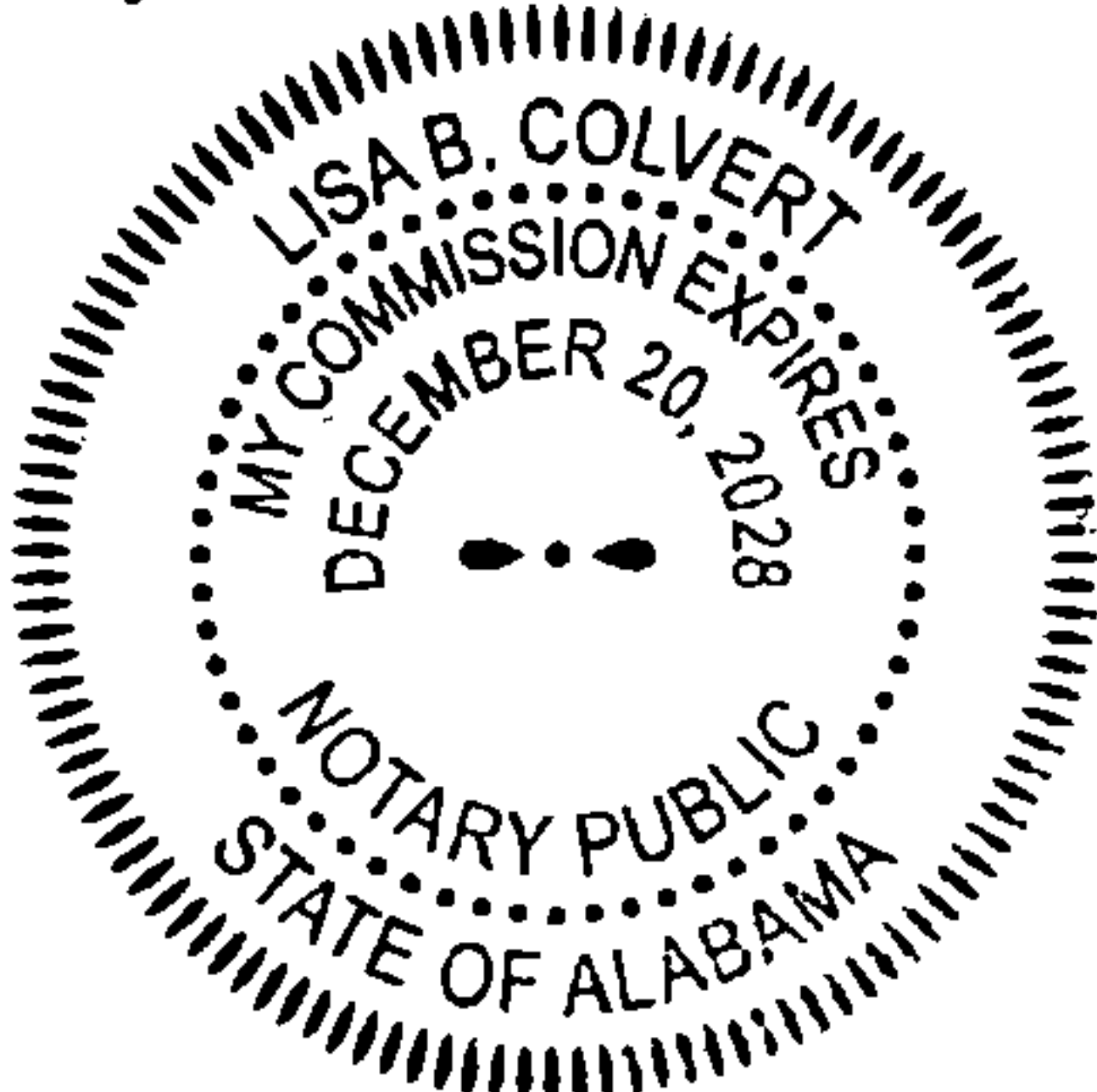

 MARK HAYS CUBINE, Grantor's Spouse

STATE OF ALABAMA)
)
 SHELBY COUNTY)

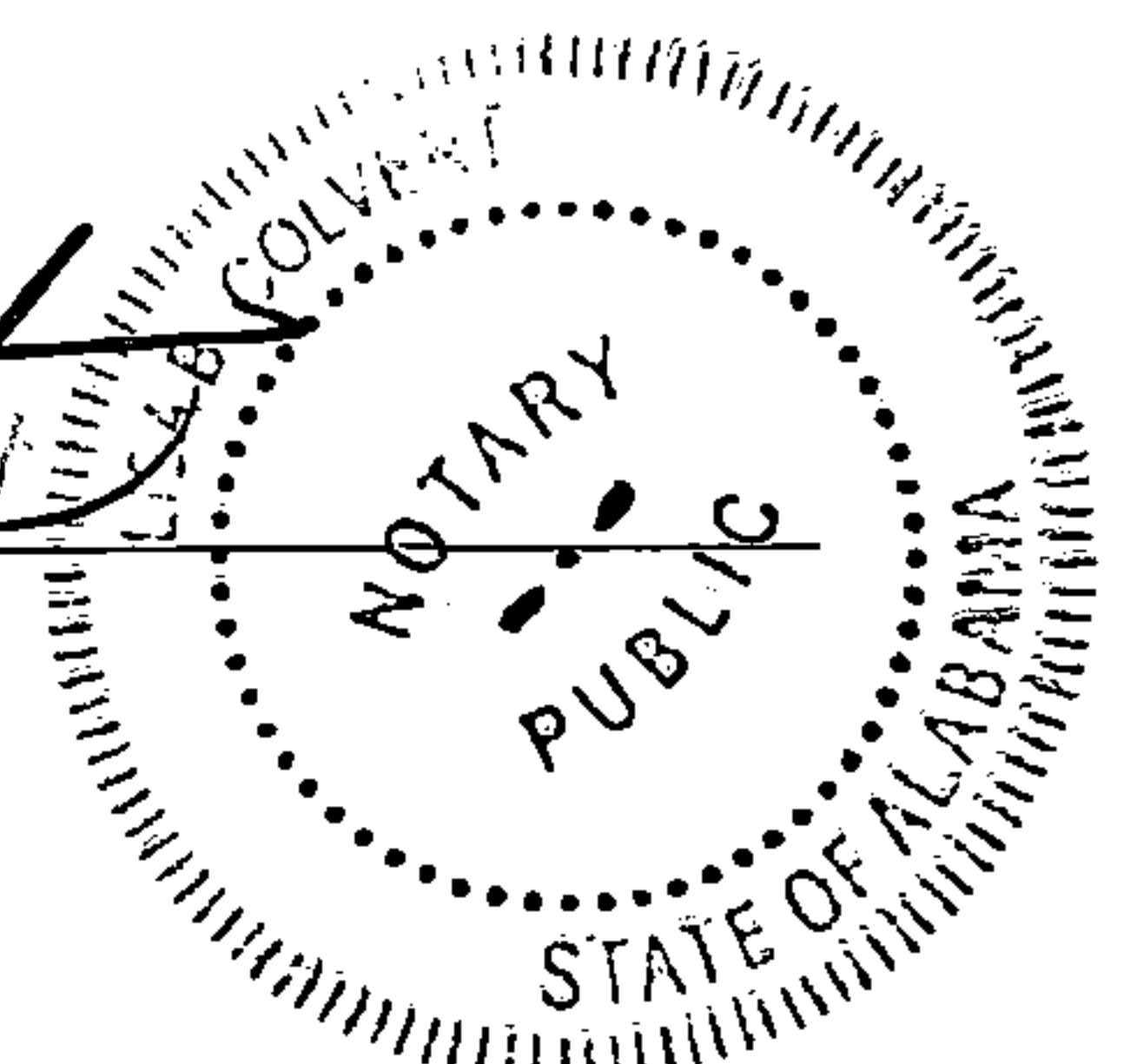
GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, a Notary Public in and for said County, in said State, hereby certify that **Susan Marie Cheatwood and Mark Hays Cubine**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 5th day of August, 2025.




 Notary Public
 My Commission Expires: 12/20/2028



Real Estate Sales Validation Form

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

Grantor's Name Susan Marie Cheatwood
Mailing Address 1371 Hwy 468
Vincent, AL 35178

Grantee's Name Mark Hays Cubine and
Mailing Address Susan Marie Cheatwood, Trustees
1371 Hwy 468
Vincent, AL 35178

Property Address 1371 Hwy 468
Vincent, AL 35178

Date of Sale 8/05/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 613,540.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Office
☐ 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 to property and their current mailing address.

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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 08/05/2025

Print Ben Stewart

☐ Unattested

Sign

(verified by)

Ben Stewart

(Grantor/Grantee/Owner/Agent) circle one