

This Instrument was Prepared by:

Send Tax Notice To: Hunter McCoy Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

217 Meadowwood Ln  
Montevallo, AL 35055

File No.: S-25-30671

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Cheryl A. Pope**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hunter McCoy Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the Grantor herein or spouse, if any.**

**\$140,300.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of August, 2025.

Cheryl A Pope  
Cheryl A. Pope

State of Alabama

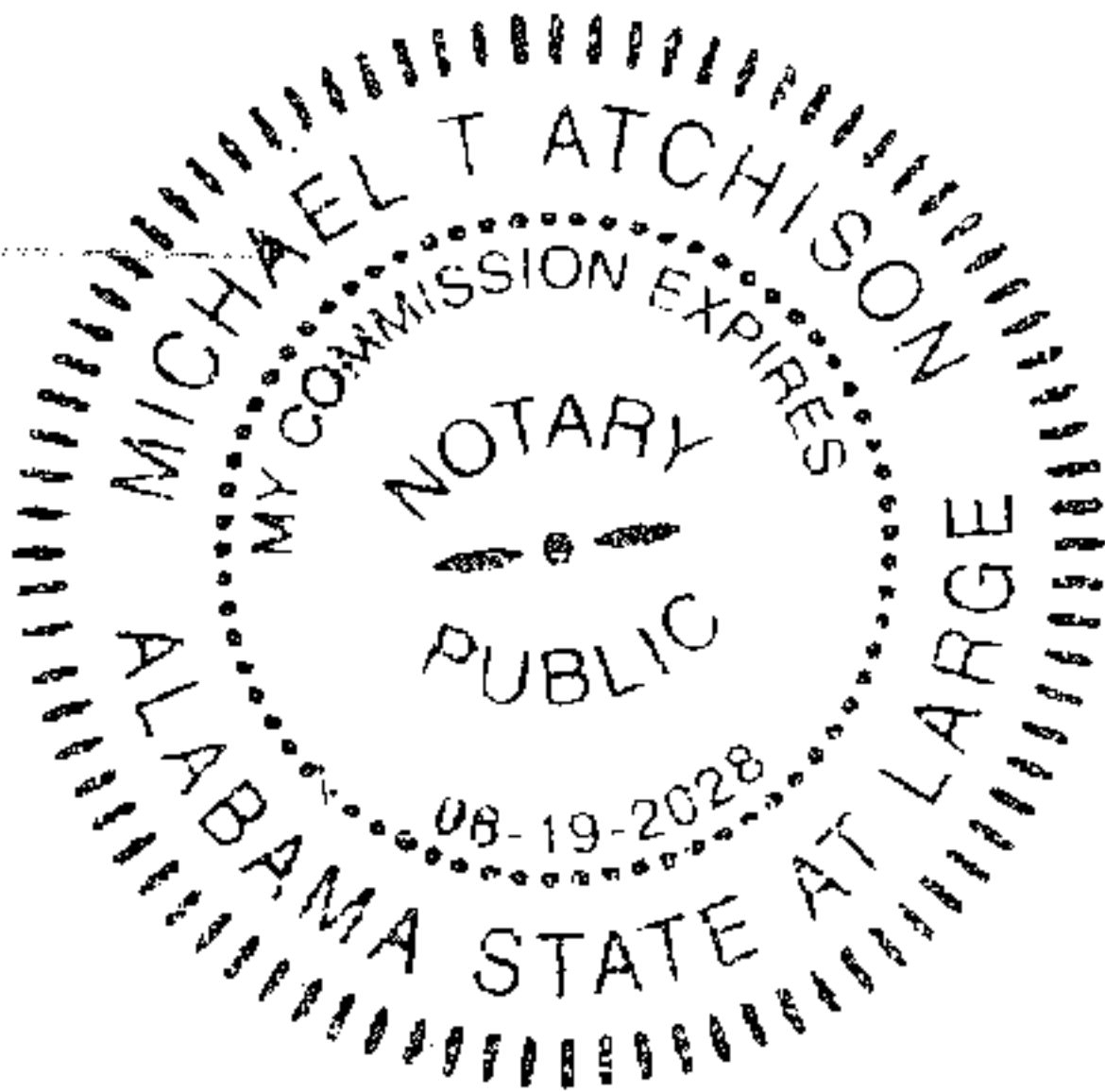
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Cheryl A. Pope, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of August, 2025

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: August 19, 2028



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NE corner of Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run 2981.6 feet; thence turn an angle to the right of 8 degrees 46 minutes and run 1368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run 257.2 feet; thence turn an angle of 145 degrees 19 minutes to the left and run 50.0 feet to the point of beginning of the parcel herein described, said point being 1.75- inch capped pipe; thence continue along the last described course for 248.30 feet to a point; thence turn an angle of 90 degrees to the right and run 187.00 feet to a point, being a point on the East right of way line of County Highway No. 47; thence turn an angle of 91 degrees 48 minutes 18 seconds to the right and run Northerly along said right of way of County Highway No. 47 along a curve to the left, having a radius of 5374.65 feet and central angle of 3 degrees 11 minutes 18 seconds for an arc distance of 299.08 feet to a point, being a 1.5-inch pipe; thence turn an angle of 106 degrees 39 minutes to the right, from the tangent to the curve and leaving said right of way run 192.7 feet to the point of beginning.

Said parcel is lying in the NW 1/4 of the NW 1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

## 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 A. Pope</u>	Grantee's Name <u>Hunter McCoy Properties, LLC</u>
Mailing Address <u>1120 East Laurel Ave</u> <u>Lot 41</u> <u>Forty AC 36555</u>	Mailing Address <u>212 Meadowood Ln</u> <u>Montevalle, AL 35111</u>
Property Address <u>475 Highway 47</u> <u>Columbiana, AL 35051</u>	Date of Sale <u>August 08, 2025</u>
	Total Purchase Price <u>\$75,000.00</u>
	or
	Actual Value _____
	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)

<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 of 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 July 30, 2025

Print Cheryl A. Pope

Unattested

Sign

Cheryl A. Pope

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/08/2025 02:56:30 PM

\$29.00 JOANN

20250808000242700

Form RT-1



*Allen S. Bayl*