Real Estate Sales Validation Form

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

Grantor's Name: Kenny C. Culpepper
Mailing Address: P.O. Box 1007
Cullman, AL 35056

Grantee's Name: Cullman County
Mailing Address: 600 Second Ave S.W.
Cullman, AL 35055

Property Address: Portion of land
113 County Rd. 463
Cullman, AL

Date of Sale: _____
Total Purchase Price: $ _____
or
Actual Value: $ 2,000.00
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)

____ Bill of Sale
____ Sales Contract
____ Closing Statement
✓ Appraisal
____ Other

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_____ Print _____

____ Unattested _____ (verified by) Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA)
) RIGHT-OF-WAY DEED
COUNTY OF CULLMAN)

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten ($10.00) and no/100 Dollars, cash in hand paid to the undersigned by Cullman County, Alabama, the receipt of which is hereby acknowledged, I (we) the undersigned Grantor(s), **Kenny C. Culpepper,** a married man, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto **CULLMAN COUNTY, ALABAMA,** a perpetual easement and right-of-way including all right, title and interest in and to all timber growing or at any time located within the right-of-way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land for water pipeline purposes, including the installation and maintenance of water pipelines, surface support facilities, including stations, access points and stubouts, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over, under, and across such right-of-way easement situated and lying in Cullman County, Alabama and more particularly described as follows:

A utility easement being a part of the NW ¼ of Section 18, Township 10 South, Range 3 West, Cullman County, Alabama being more particularly described as beginning at a point located at the intersection of the West line of said Section 18 and the South right-of-way of U.W. Highway 278. Then from the point of beginning, along said south right-of-way S80°29'32"E a distance of 72.30 feet to a point. Then continue along said right-of-way S80°29'32"E a distance of 12.61 feet to a point. Then continue along said right-of-way S80°29"32"E a distance of 67.04 feet to a point. Then leaving said right-of-way S65°63'16"E a distance of 14.33 feet to a point. Then S77°20'48"E a distance of 26.44 feet to a point. Then S88°48'10"E a distance of 21.44 feet to a point. Then S71°42'58"E a distance of 40.54 feet to a point. Then S76°09'29"E a distance of 30.07 feet to a point. Then N75°55'59"E a distance of 26.23 feet to a point of the south right-of-way of said U.S. Highway 278. Then along said right-of-way S80°29'32"E a distance of 310.54 feet to a point. Then leaving said right-of-way S68°37'16"E a distance of 1.44 feet to a point. Then S63°16'46"E a distance of 59.53 feet to a point. Then S79°40'07"E a distance of 55.62 feet to a point. Then S89°14'51"E a distance of 122.93 feet to a point on the South right-of-way of said U.S. Highway 278. Then along said right-of-way S80°29'32"E a distance of 92.05 feet to a concrete right-of-way monument found. Then continue along said right-of-way S80°29'32"E a distance of 329.34 feet to a 5/8 inch diameter rebar with a yellow plastic cap stamped Allen PLS 31826 set. The leaving said right-of-way S02°06'20"W a distance of 20.00 feet to a point. Then N80°29'32"W a distance of 422.44 feet to a point. Then N89°14'51"W a distance of 123.10 feet to a point. Then N79°40'04"W a distance of 60.13 feet to a point. Then N63°16'46"W a distance of 61.49 feet to a point. Then N68°37'16"W a distance of 65.62 feet to a point. Then N88°57'25"W a distance of 27.58 feet to a point. Then N80°06'23"W a distance of 57.62 feet to a point. Then N76°33"06"W a distance of 40.92 feet to a point. Then N84°54'42"W a distance of 42.60 feet to a point. Then N78°41'57"W a distance of 44.96 feet to a point. Then S75°55'59"W a distance of 54.75 feet to a point. Then N76°09'29"W a distance of 35.82 feet to a point. Then N71°42'58"W a distance 38.31 feet to a point. Then N88°48'10"W a distance of 20.44 feet to a point. Then N77°20'48"W a distance of 30.50 feet to a point. Then N65°36'16"W a distance of 41.87 feet to a point. Then N61°33'54"W a distance of 39.40 feet to a point on the South right-of-way of U.S. Highway 278. Then along said right-of-way N80°29'32"W a distance of 12.61 feet to a point. Then leaving said right-of-way of S84°13'17"W a distance of 42.90 feet to a point on the West line of said Section 18. Then along the said West line N02°32'39"W a distance of 16.66 feet to the point of beginning and containing 0.48 acres more or less.

SOURCE OF TITLE: DESCRIPTION TAKEN FROM SURVEY DATED 10 JULY 2014 BY BRANDON L. ALLEN AL. REG. NO. 31826.

Property Address: 118 County Road 463, Cullman, Alabama

Tax Parcel # 17-04-18-0-000-009.002

owner of the premises. No title examination has been performed, and there are no representations made that any subdivision restriction, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Construction of a new fence along the newly established right-of-way referenced hereinabove.

TO HAVE AND TO HOLD the said easement and right-of-way including all right, title, and interest in and to such timber aforementioned unto Cullman County, Alabama and unto its successors and assigns forever for the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip, and the right to prohibit the construction or maintenance of any improvement or obstruction or the placement of soil or fill dirt and/or heavy equipment over or on top of the right-of-way without the written permission of the Cullman County Commission or its authorized agent..

And the said Grantor(s) hereby covenant(s) with Cullman County, Alabama that I (we) am (are) lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As further consideration for the payment of the purchase price state above, I (we) hereby release Cullman County, Alabama, the State of Alabama, and/or the United States of America, and/or its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted, and the undersigned do hereby admit and acknowledge that said right-of-way, will be a benefit to the property of the undersigned.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative on this the 11th day of June, 2015.

GRANTOR:

By: _____
Kenny C. Culpepper

STATE OF ALABAMA)
)
COUNTY OF CULLMAN)

I, Melinda Gilley, a Notary Public in and for said State, do hereby certify that Kenny C. Culpepper, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said political subdivision.

Given under my hand and official seal of office, this the 11th Day of

GRANTOR'S ADDRESS:
Kenny C. Culpepper
P.O. Box 1007
Cullman, AL 35056

GRANTEE'S ADDRESS
CULLMAN COUNTY, ALABAMA
Attn: Cullman County Commission
500 Second Avenue, S.W.
Cullman, Alabama 35055

This Instrument Prepared By:
Heath E. Meherg
Attorney for Cullman County
500 Second Avenue, S.W.
Cullman, Alabama 35055