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 Culpepper
Mailing Address: P.O. Box 1007
Collman, AL 35056

Grantee's Name: Collman County
Mailing Address: 500 Second Ave. S.W.
Collman, AL 35055

Property Address: 40'x40' Land
Hwy. 278 / Co Rd. 463
Collman, AL

Date of Sale: 16 June 15
Total Purchase Price $ 2,500.00
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)

____ 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_____ X Print_____

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

Form RT-1

STATE OF ALABAMA)
)
COUNTY OF CULLMAN)

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that **KENNY C. CULPEPPER,** a married man, (hereinafter referred to as GRANTOR) for and inconsideration of the sum of Two Thousand Five Hundred ($2,500.00) and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **CULLMAN COUNTY, ALABAMA,** a political subdivision of the State of Alabama, (herein referred to as GRANTEE) in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Cullman County, Alabama, to-wit: **:**

A part of the NW 1/4 of Section 18, Township 10 South, Range 3 West, Cullman County, Alabama being more particularly described as commencing at a point located at the intersection of the West line of said Section 18 and the South right-of-way of U,.S. Highway 278. Then S80°29'32"E a distance of 1274.82 feet to an iron set (this iron and all other irons referred to as "set" are 5/8 inch diameter rebar with a yellow plastic cap stamped Allen PLS 31826), the point of beginning, then from the point of beginning, then continue along said right-of-way S80°29'32"E a distance of 40.00 feet to an iron set on the West right-of-way of Cullman County Road 463. Then along said right-of-way S02°06'20"W a distance of 40.00 feet to an iron set. Then leaving said right-of-way N80°29'32"W a distance of 40.00 feet to an iron set. Then N02°06'20"E a distance of 40.00 feet to the point of beginning and containing 0.04 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: 40' X 40' Land – Hwy 278/Co. Rd. 463, Cullman, Al.

Tax Parcel # N/A

Tax Assessment value: $_____

This description provided by Allen Land Surveying, LLC. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor is the 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.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple forever, together with every contingent remainder and right of revision.

The GRANTOR does, for its successors and assigns, covenant with said GRANTEE and its successors and assigns, 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 its successors and assigns shall warrant and defend the said premises to the GRANTEE and its successors and assigns forever, against the lawful claims of all persons.

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 on this the 16th Day of June, 2015.

MELINDA GILLEY NOTARY PUBLIC ALABAMA STATE AT LARGE

Melinda Gilley
NOTARY PUBLIC
My Commission Expires 1/29/2017

GRANTOR'S ADDRESS:
Kenny C. Culpepper

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