

THIS INSTRUMENT PREPARED BY:
PHILIP F. HUTCHESON
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
The King's Ranch & Hannah Homes, Inc.

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **THE CITY OF CHELSEA, ALABAMA** a municipality, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **THE KING'S RANCH & HANNAH HOMES, INC.**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached for Legal description

Subject to the following:

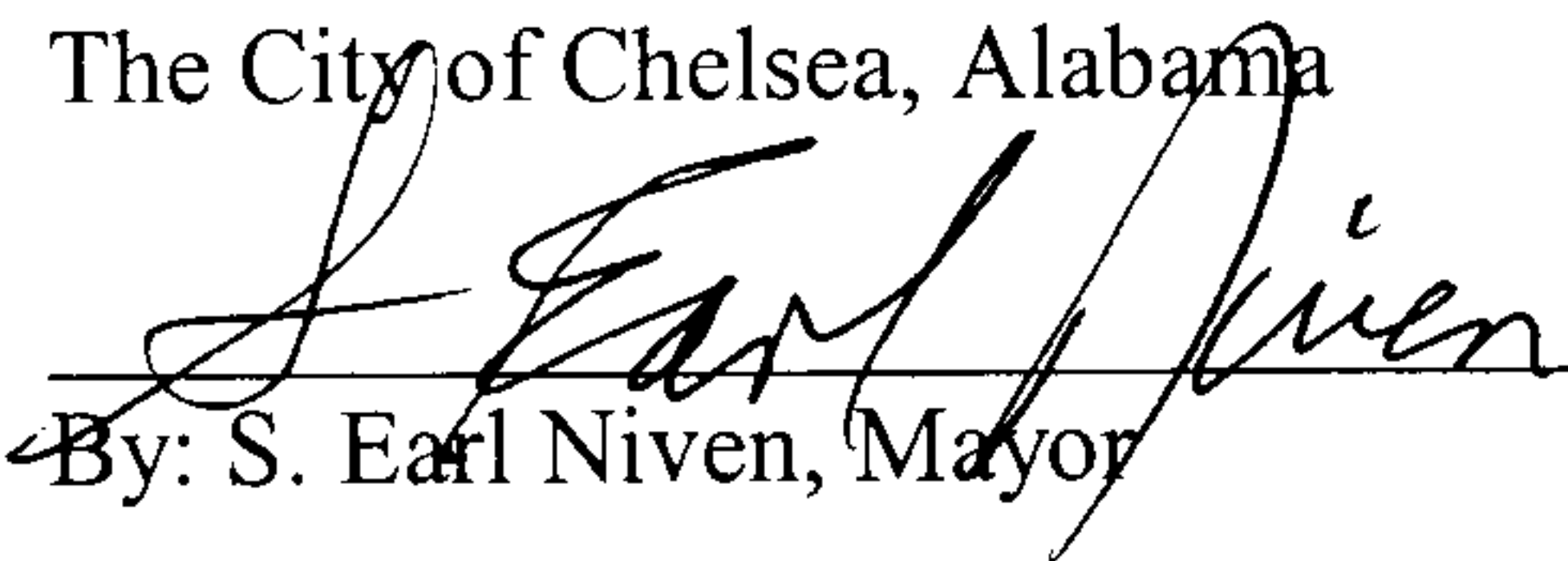
1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
2. Rights of way, licenses and easements of record, as reflected by instruments recorded in the Probate Office of Shelby County, Alabama.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

IN WITNESS WHEREOF, said GRANTOR, THE CITY OF CHELSEA, ALABAMA, a municipality, by and through its Mayor, has hereunto set its hand and seal this the 5th day of February, 2009.

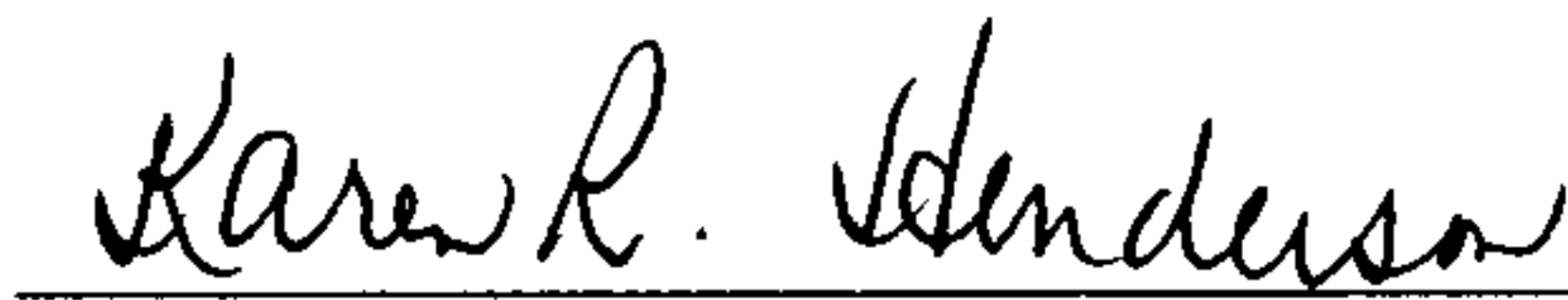
The City of Chelsea, Alabama


By: S. Earl Niven, Mayor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that S. Earl Niven, whose name as Mayor of The City of Chelsea, a municipality, 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 the Instrument, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of February, 2009.




NOTARY PUBLIC

My Commission Expires:

My Commission Expires 1-10-13

Shelby County, AL 12/12/2013
State of Alabama
Deed Tax: \$172.50


20131212000478590 1/4 \$195.50
Shelby Cnty Judge of Probate, AL
12/12/2013 12:36:12 PM FILED/CERT



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2013

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 12/12/2013

PARCEL: 15 2 03 0 001 005.004
CORPORATION: I
OWNER: CHELSEA CITY OF

ADDRESS: P O BOX 111
CHELSEA, AL 35043

EXEMPT CODE: MUN CODE: 17 CHELSEA
OVER 65 CODE: DISABILITY CODE: EXM OVERRIDE AMT: \$0
PROPERTY CLASS: 04 SCHOOL DIST: 2 HS YEAR: 0
OVR ASD VALUE:

LAND VALUE 10% \$0
LAND VALUE 20% \$1,000
CURRENT USE VALUE \$0

CLASS 2
"PAVING CONCRET 34PCR04 \$3,880
BLDG 01 112 \$80,900

CLASS 3
TOTAL MARKET VALUE: \$85,780

CLASS USE
FOREST ACRES: 0 TAX SALE:
PREV. YEAR VALUE: \$89,180 ASSMT. FEE:
PARENT PARCEL: BOE VALUE: \$85,780

REMARKS:
Last Modified: 7/25/2012 11:57:34 AM
Property Address:
Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE : - LOAN : ACCOUNT NO : 11500272
Sort Code : RC00272

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	17	\$17,160	\$111.54	\$17,160	\$111.54	\$0.00
COUNTY	2	17	\$17,160	\$128.70	\$17,160	\$128.70	\$0.00
SCHOOL	2	17	\$17,160	\$274.56	\$17,160	\$274.56	\$0.00
DIST SCHOOL	2	17	\$17,160	\$240.24	\$17,160	\$240.24	\$0.00
CITY	2	17	\$17,160	\$0.00	\$17,160	\$0.00	\$0.00
FOREST	04	17	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$17,160.00 \$755.04 GRAND TOTAL: \$0.00
Shelby Tax

INSTRUMENTS

INST NUMBER DATE
20060717000344460 5/23/2006

SALES INFORMATION

SALE DATE SALE PRICE SALE TYPE RATIOABLE
No Sales Information on Record

LEGAL DESCRIPTION

MAP NUMBER: 15 2 03 0 000 CODE1: 00 CODE2: 00
SUB DIVISON1:
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK:
SECONDARY LOT: SECONDARYBLOCK:

SECTION1 3 TOWNSHIP1 20S RANGE1 01W
SECTION2 TOWNSHIP2 RANGE2
SECTION3 TOWNSHIP3 RANGE3
SECTION4 TOWNSHIP4 RANGE4
LOT DIM1 68.00 LOT DIM2 85.00 ACRES 0.133 SQ FT 5,780.000

METES AND BOUNDS: COM NE COR NW1/4 NW1/4 E805.68 ALG SEC LN S25.04 TO POB SW68 SE85 NE68 NW85 TO POB

REMARKS:

Tax Year	Entity Name.	Mailing Address
2013	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2012	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2011	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2010	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2009	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2008	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2007	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043

Ownership Changes:

Eff. Date	Tax Year	Entity Name.	Mailing Address
5/23/2006	2007	CHELSEA CITY OF	UNKNOWN, UNKNOWN -



20131212000478590 2/4 \$195.50
Shelby Cnty Judge of Probate, AL
12/12/2013 12:36:12 PM FILED/CERT



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2013

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 12/12/2013

PARCEL: 15 2 03 0 001 005.003
CORPORATION: I
OWNER: CHELSEA CITY OF

LAND VALUE 10% \$0
LAND VALUE 20% \$1,000
CURRENT USE VALUE \$0

ADDRESS: P O BOX 111
CHELSEA, AL 35043

CLASS 2
"PAVING CONCRET 34PCR04 \$4,630
BLDG 01 112 \$80,900

EXEMPT CODE: MUN CODE: 17 CHELSEA
OVER 65 CODE: EXM OVERRIDE AMT: \$0
PROPERTY CLASS: 04 SCHOOL DIST: 2 HS YEAR: 0
OVR ASD VALUE:

CLASS 3
TOTAL MARKET VALUE: \$86,530

CLASS USE
FOREST ACRES: 0 TAX SALE:
PREV. YEAR VALUE: \$89,930 ASSMT. FEE:
PARENT PARCEL: BOE VALUE: \$86,530

REMARKS:
Last Modified: 7/25/2012 11:55:42 AM
Property Address:
Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 11500271

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	17	\$17,320	\$112.58	\$17,320	\$112.58	\$0.00
COUNTY	2	17	\$17,320	\$129.90	\$17,320	\$129.90	\$0.00
SCHOOL	2	17	\$17,320	\$277.12	\$17,320	\$277.12	\$0.00
DIST SCHOOL	2	17	\$17,320	\$242.48	\$17,320	\$242.48	\$0.00
CITY	2	17	\$17,320	\$0.00	\$17,320	\$0.00	\$0.00
FOREST	04	17	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$17,320.00 \$762.08 GRAND TOTAL: \$0.00
Shelby Tax

INSTRUMENTS		SALES INFORMATION			
INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
20060717000344460	5/23/2006	No Sales Information on Record			

LEGAL DESCRIPTION

MAP NUMBER: 15 2 03 0 000 CODE1: 00 CODE2: 00
SUB DIVISON1:
SUB DIVISON2:

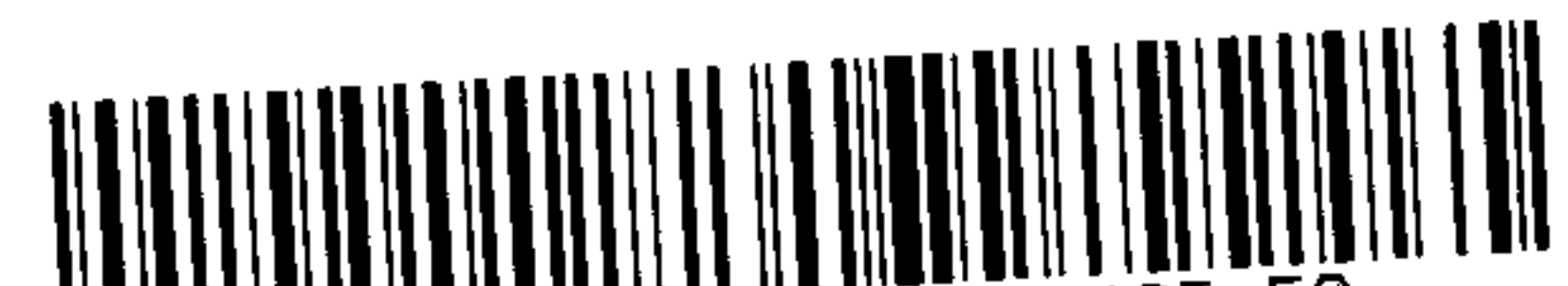
MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK:
SECONDARY LOT: SECONDARYBLOCK:

SECTION1 3	TOWNSHIP1 20S	RANGE1 01W
SECTION2	TOWNSHIP2	RANGE2
SECTION3	TOWNSHIP3	RANGE3
SECTION4	TOWNSHIP4	RANGE4
LOT DIM1 85.00	LOT DIM2 68.00	ACRES 0.133
		SQ FT 5,780.000

METES AND BOUNDS: COM NE COR NW1/4 NW1/4 E529.23 ALG SEC LN S213.28 TO POB SW85 SE68 NE85 NW68 TO POB
REMARKS:

Tax Year	Entity Name.	Mailing Address
2013	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2012	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2011	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2010	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2009	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2008	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043
2007	CHELSEA CITY OF	P O BOX 111, CHELSEA AL - 35043


20131212000478590 3/4 \$195.50
Shelby Cnty Judge of Probate: AL
12/12/2013 12:36:12 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name City of Chelsea
Mailing Address 11611 Chelsea Road
Chelsea, AL 35043

Grantee's Name King's Ranch + Hannah Homes
Mailing Address 221 King's Home Drive
Chelsea, AL 35043

Property Address No address

Date of Sale 2/5/2009
Total Purchase Price \$ 40,000

or
Actual Value \$

or
Assessor's Market Value \$ 85,750
86,530 } 172,310.00
for

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
☐ 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 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 12/12/2013

Print Rush Jackson, Accounting Director

☐ Unattested

Sign Rush Jackson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

