

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28831

Send Tax Notice To: University of Montevallo

John Stewart
Office of the President
Station 6001
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Dollars and No Cents (\$1,000,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **College Park Holdings, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **University of Montevallo**, (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

\$0.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of Jan, 2023.

COLLEGE PARK HOLDINGS, LLC

Cheryl B. Davis
Cheryl B. Davis
Member
Brad W. Davis
Brad W. Davis
Member
Phillip Todd Davis
Phillip Todd Davis
Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Cheryl B. Davis, Brad W. Davis and Phillip Todd Davis as Members of College Park Holdings, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of Jan, 2023

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

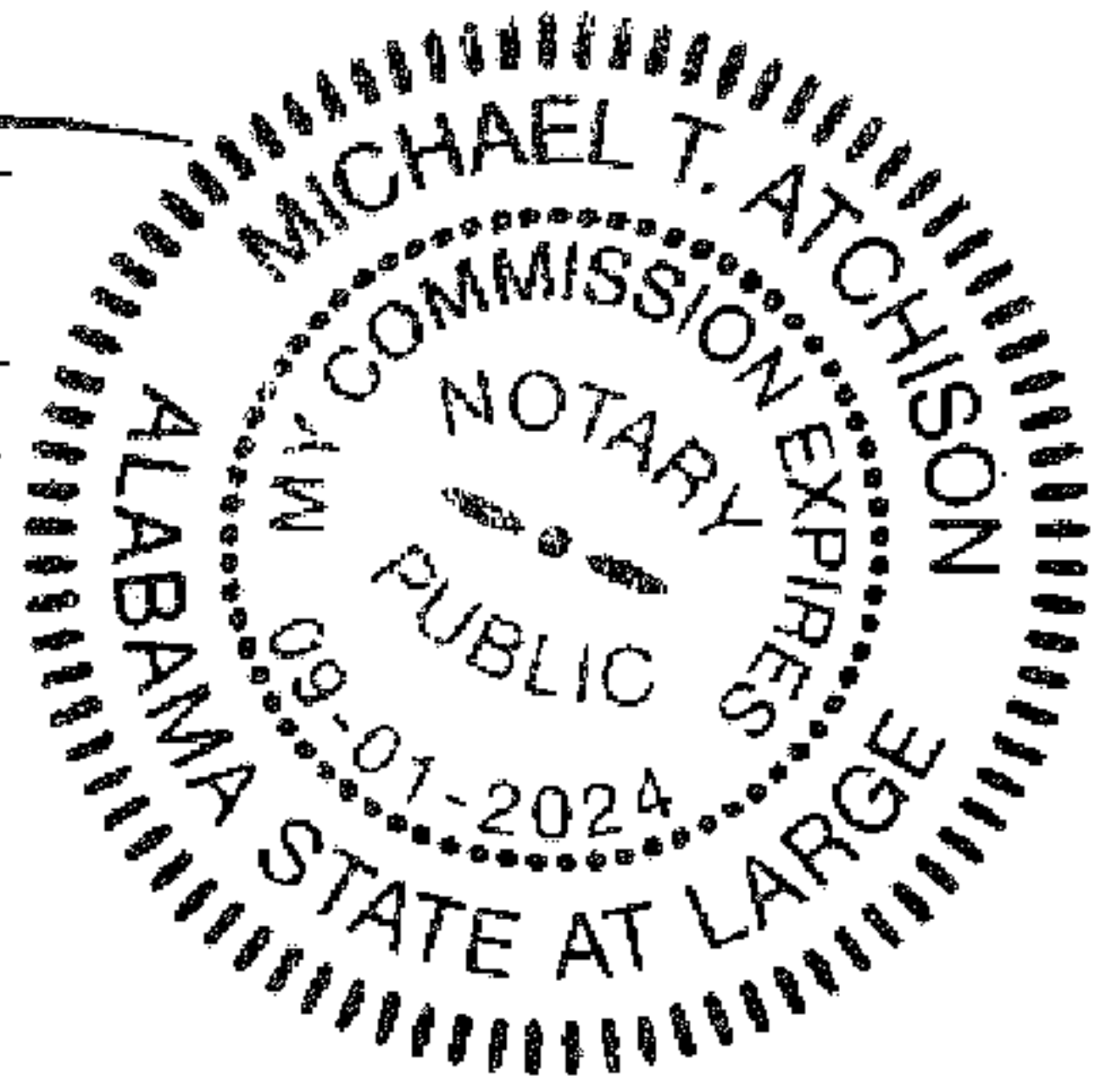


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the West ½ of the SW ¼ of Section 21, Township 22 South, Range 3 West, described as follows:

From the SW corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, run a tie line of North 05 degrees 12 minutes 31 seconds West 710.06 feet to a point on the North side of a ditch and the P.O.B. of subject lot; from said point, run North 18 degrees 03 minutes 29 seconds East 18.22 feet; thence North 03 degrees 08 minutes 11 seconds West 34.61 feet; thence North 21 degrees 22 minutes 37 seconds West 73.75 feet; thence North 73 degrees 50 minutes 04 seconds East 76.95 feet; thence North 51 degrees 54 minutes 45 seconds East 48.30 feet to the West right of way line of Shelby Street (a paved City Street); thence along said street right of way South 39 degrees 43 minutes 20 seconds East 188.15 feet to the South side of a ditch; thence generally along said ditch South 82 degrees 18 minutes 04 seconds West 160.76 feet; thence generally along said ditch South 83 degrees 39 minutes 45 seconds West 50.06 feet, back to the beginning point; being situated in 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>College Park Holdings, LLC</u>	Grantee's Name	<u>University of Montevallo</u>
Mailing Address	<u>210 CEDAR WAY</u> <u>MONTVALLO, AL 35115</u>	Mailing Address	<u>John Stewart</u> <u>Office of the President</u> <u>Station 6001</u> <u>Montevallo, AL 35115</u>
Property Address	<u>955 Shelby St.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>January 13, 2023</u>
		Total Purchase Price	<u>\$1,000,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>xx Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 January 04, 2023

Print College Park Holdings, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2023 02:37:59 PM
\$29.00 BRITTANI
20230113000011860

Form RT-1

Brittani