

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
MDCD
545 Main Street
Montevallo, Alabama 35115



20121107000427840 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/07/2012 11:38:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FORTY THREE THOUSAND AND NO/00 DOLLARS (\$243,000.00)** , to the undersigned grantor (whether one or more), in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned, **Shelby County, Alabama, a political subdivision of the State of Alabama, The University of Montevallo and the Montevallo Development Cooperative District, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Montevallo Development Cooperative District, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said, **Shelby County, Alabama, a political subdivision of the State of Alabama**, by its County Manager, Alex Dudchock, **The University of Montevallo**, by its VP of Business Affairs and Treasurer, DeAnna M. Smith, and, **Montevallo Development Cooperative District**, by its Chair, Denise A. Woodham, who are authorized to execute this conveyance, has hereto set their signature and seal, this 25 day of October, 2012.

Shelby County, Alabama, a political
Subdivision of the State of Alabama

Alex Dudchock
Alex Dudchock, Its County Manager

The University of Montevallo

DeAnna M. Smith
DeAnna M. Smith, Its VP of
Business Affairs and Treasurer

Montevallo Development Cooperative District

Denise A. Woodham
Denise A. Woodham, Its Chair

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager for Shelby County, Alabama, a political subdivision of the State of Alabama, 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 conveyance, he, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of September, 2012.

Codi Ann Jallups
Notary Public

My Commission Expires: 8-15-16

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DeAnna M. Smith, whose name as VP of Business Affairs and Treasurer for The University of Monevallo, 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 conveyance, she, in her capacity as such officer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of October, 2012.



Notary Public

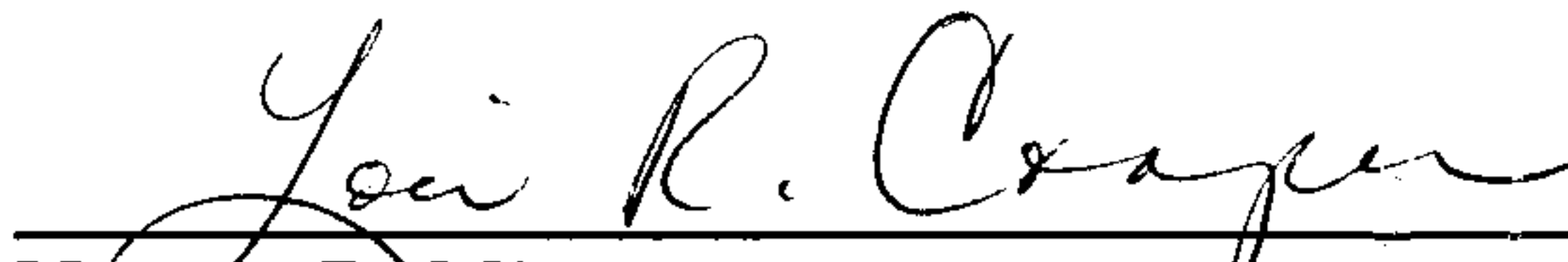
My Commission Expires January 6, 2014

My Commission Expires: _____

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise A. Woodham, whose name as Chair for Montevallo Development Cooperative District, 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 conveyance, she, in her capacity as such officer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of October, 2012



Notary Public

My Commission Expires January 6, 2014

My Commission Expires: _____



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LEGAL DESCRIPTION

EXHIBIT A

A part of that certain lot in the town of Montevallo sometimes called "Lot No. 55" heretofore known as and called "The Vandegrift Home Lot" and which lies opposite and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the office of the Probate Judge of said Shelby County, and which part of said lot hereby conveyed is more particularly described as follows, to-wit:

Beginning at the Easternmost intersection of North Boundary Street (sometimes called "Walnut Street") with Valley Street, according to said "Original Plat or Plan"; thence run Southeast along North Boundary Street 125 feet, which is the starting point of the lot herein conveyed; thence continue Southeast along North Boundary Street 25 feet; thence Northeast 75 feet, to the line of what has heretofore been known as and called "The E.G. Walker Lot"; thence Northwest along said Walker lot 25 feet; thence Southwest 75 feet to starting point.

Also, a part of Lot 55, otherwise known as Lot I, according to the map of the Town of Montevallo, in Shelby County, Alabama. Said lot herein conveyed fronts 75 feet on Main Street and 150 feet on North Boundary Street, and still more particularly described as follows:

Said lot lies between Main Street and Valley Street, and is bounded on one side by North Boundary Street, and is still more particularly described as follows:

Commence at the intersection of the Northeast line or margin of North Boundary Street with the Northwest line or margin of Main Street, and run thence in a Northeasterly direction along the Northwest margin of Main Street 75 feet; thence in a Northwesterly direction perpendicular to Main Street 150 feet; thence in a Southwesterly direction parallel with Main Street 75 feet to the Northeast line or margin of North Boundary Street; thence in a Southeasterly direction along the Northeast margin of North Boundary Street 150 feet to the point of beginning.

Also, a part of that certain lot in the town of Montevallo sometimes called "Lot No. 55", heretofore known as and called "The Vandegrift Home Lot" and which lies opposite to and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the Office of the Probate Judge of said Shelby County, and which part of said lot hereby conveyed is more particularly described as follows, to-wit: Beginning at the Easternmost intersection of North Boundary Street (sometimes called "Walnut Street") with Valley Street according to said "Original Plat or Plan"; running thence Northeast along Valley Street 75 feet, more or less, to the line of what has heretofore been known as and called "The E. G. Walker Lot"; thence southeasterly along the line of said Walker Lot and parallel with said North Boundary street a distance of 150 feet; thence Southwest parallel with Valley Street a distance of 75 feet, more or less, to the Northeast line of said North boundary Street and thence Northwest along said last mentioned line 150 feet, to said point of beginning. Less and except that portion conveyed to Alabama Coach Company, Inc., by deed recorded in Deed Book 120, Page 538, in Probate Office.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Shelby County, Alabama
Mailing Address P. O. 467
Columbiana, AL 35051

Grantee's Name Montevallo Development Cooperative District
Mailing Address 545 Main Street
Montevallo, AL 35115

Property Address 905 Main Street & 710 N. Boundary St.
Montevallo, AL 35115

Date of Sale 7/25/12

Total Purchase Price \$ 243,000.00

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.

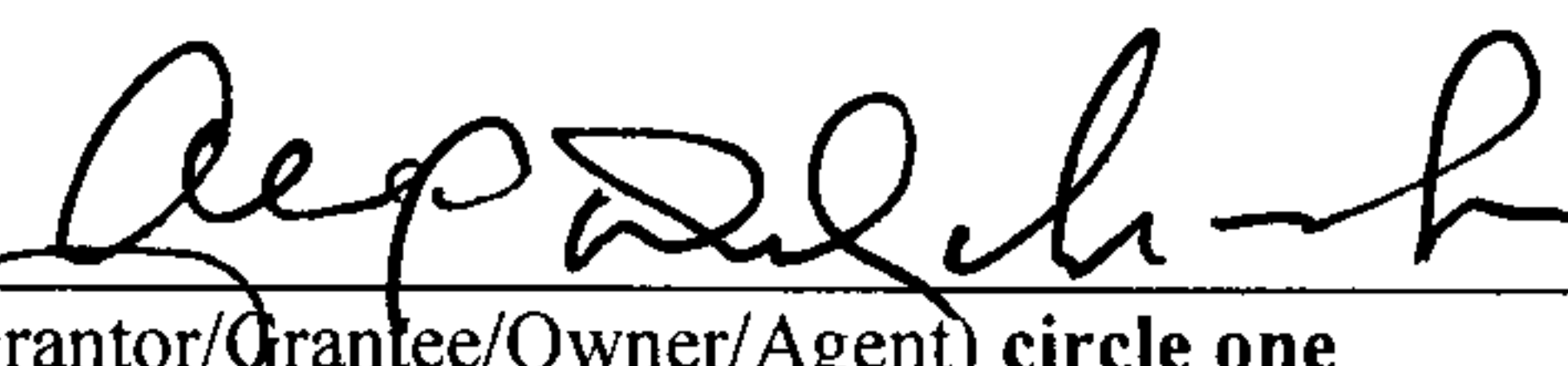
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 09-24-12

x Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Alex Dudchok

☐ Unattested

(Verified by)



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