

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

Send Tax Notice to:
Shelby County Board of Education
P O Box 1910
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Fifty Four Thousand Five Hundred No/00 Dollars (\$154,500.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles L. Carter, an unmarried man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

All of Lot 1 and part of Lot 7 and parts of a vacated alley and Bowie Street right of way, Block 1 or "G" according to Lee's Addition to Montevallo (an unrecorded survey) more particularly described as follows: Begin at the Southeast Corner of said Lot 1; thence in a Northerly direction along the East line of said Lot 1 and a projection thereof 80.00 feet; thence left 89 degrees 49 minutes in a Westerly direction along a line parallel to the North line of said Lot 1 for 170.00 feet; thence left 90 degrees 11 minutes in a Southerly direction 80.00 feet to the South line of said Lot 7; thence Easterly along said South of Lot 7 and the South line of said Lot 1 and a straight line projection between said Lots 1 and 7 for 170.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of August, 2013.

Charles L. Carter
Charles L. Carter

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles L. Carter, who 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2013.



My Commission Expires: 9/12/15

William R. Ginter
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name : Charles L. Carter.
Mailing Address P.O. Box 136
Montevallo, AL 35115

Grantee's Name: County Board of Education of Shelby County, AL
Mailing Address: P O Box 1910
Columbiana, AL 35051

Property Address: 255 Selma Road
Motnevallo, AL 35115

Date of Sale 8-16-13
Total Purchase Price \$ 154,500.00

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 8-16-13

Sign Charles L. Carter
(Grantor/Grantee/Owner/Agent) circle one
Print Charles L. Carter

☐ Unattested

(Verified by)

