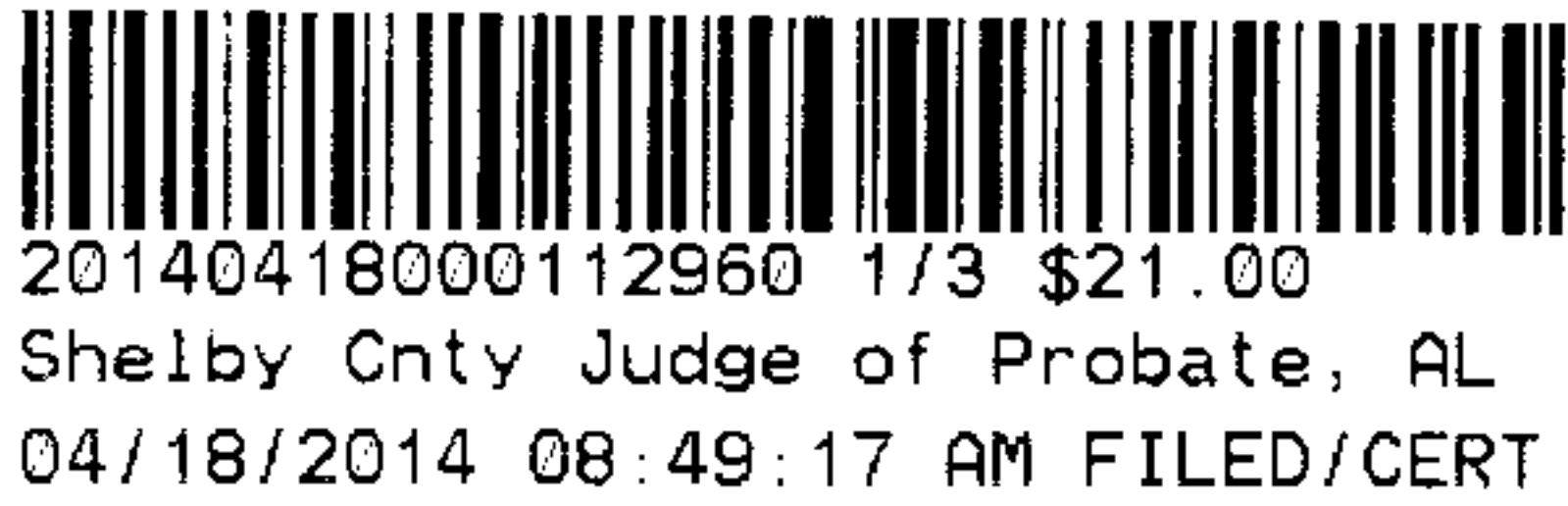


THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

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:
CITY OF CHELSEA
P. O. Box 111
Chelsea, Alabama 35043



STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Seven Thousand and 00/100 (\$37,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Charles W. Simmons, a single individual, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **CITY OF CHELSEA, a Municipality**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR’S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE’S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE’S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR,, has hereunto set his hand and seal this the 17 day of April, 2014.

Charles W. Simmons

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that, Charles W. Simmons, a single individual, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17 day of April, 2014.

NOTARY PUBLIC
My Commission Expires:

Exhibit A Legal Description

A Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Begin at the Rebar and Cap Found being the NE Corner of the $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S $88^{\circ}47'02''$ W along the North line of Said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 713.93' to a found Open Pipe on the East Right of Way for County Road 337; thence S $00^{\circ}10'14''$ W along said Right of Way a distance of 50.01'; thence N $88^{\circ}47'02''$ E a distance of 713.41' to the East Line of Said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence N $00^{\circ}46'00''$ E along said East line a distance of 50.03' to the point of beginning.

Said Parcel having an area of 35,682.9 square feet, or 0.819 acres more or less.

ALSO:

A 15' Temporary Construction Easement which shall be described as 15' South of, parallel to and abutting the South Boundary of the 50' Permanent Right of Way described above;

ALSO: Storm Easement No.1

An easement for Roadway, Utility, and Storm Drainage described as follows:

A Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Begin at the Rebar and Cap Found being the NE Corner of the $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S $88^{\circ}47'02''$ W along the North line of Said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 713.93' to a found Open Pipe on the East Right of Way for County Road 337; thence S $00^{\circ}10'14''$ W along said Right of Way a distance of 50.01'; thence N $88^{\circ}48'05''$ E a distance of 114.17' to the point of beginning; thence N $88^{\circ}46'49''$ E a distance of 25.00'; thence S $01^{\circ}13'10''$ E a distance of 30.00'; thence S $88^{\circ}46'50''$ W a distance of 25.00'; thence N $01^{\circ}13'10''$ W a distance of 30.00' to the point of beginning.


ALSO: Storm Easement No.2

An easement for Roadway, Utility, and Storm Drainage described as follows:

A Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Begin at the Rebar and Cap Found being the NE Corner of the $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S $88^{\circ}47'02''$ W along the North line of Said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 713.93' to a found Open Pipe on the East Right of Way for County Road 337; thence S $00^{\circ}10'14''$ W along said Right of Way a distance of 50.01'; thence N $88^{\circ}47'02''$ E a distance of 678.39' to the Point of Beginning; thence N $88^{\circ}46'49''$ E a distance of 35.02'; thence S $00^{\circ}46'00''$ W a distance of 35.02'; thence S $88^{\circ}46'50''$ W a distance of 35.02'; thence N $00^{\circ}46'00''$ E a distance of 35.02' to the Point of Beginning.

QW S


20140418000112960 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/18/2014 08:49:17 AM 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 Charles W. Simmons
Mailing Address 140 Simmons Drive
Chelsea, Alabama 35043

Grantee's Name City of Chelsea
Mailing Address P. O. Box 111
Chelsea, Alabama 35043

Property Address County Road 337
Chelsea, Alabama 35043

Date of Sale _____
Total Purchase Price \$ 37,000.00
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 17 April 2014

Print

City of Chelsea by Mark S. Boardman, City Attorney

Sign

City of Chelsea by Mark S. Boardman, City Attorney

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

