

THIS INSTRUMENT PREPARED BY
ENGINEERING DESIGN TECHNOLOGIES INC.
215 19TH STREET NORTH
BIRMINGHAM, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

PROJECT NO. SRTS-SR13(905)
CPMS PROJ. NO. 100042513
TRACT NO. 1
DATE: January 2, 2014

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar(s), cash in hand paid to the undersigned by the City of Montevallo, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), City of Montevallo have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the City of Montevallo the following described property:

A part of the SE ¼ of SW ¼, Section 21, Township 22-S, Range 3-W, identified as Tract No. 1 on Project No. SRTS-SR13(905) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 4:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of section 21, township 22 south, range 3 west,

Thence S 88°09'17" E a distance of 46.98 feet along section line to a point on the present right of way line of Island Street;

Thence N 51°57'02" E a distance of 663.04 feet along said present right of way line of Island Street;

Thence N 51°57'02" E along said present right of way line of Island Street a distance of 10.00 feet to the intersection of said present right of way line of Island Street and the acquired right of way line (said point offset 27.91 feet and perpendicular to centerline of Island Street at station 10+00.00) which is the point of BEGINNING;

Thence N 51°57'02" E along the said present right of way line of Island Street a distance of 31.84 feet to the intersection of said present right of way line of Island Street and the Grantor's property line;

Thence S 55°38'37" E along the Grantor's property line a distance of 20.65 feet to a point;

Thence S 63°34'45" W along the acquired right of way line a distance of 2.99 feet to a point;

Thence S 51°57'30" W along the acquired right of way line a distance of 31.11 feet to a point;

Thence N 50°02'05" W along the acquired right of way line a distance of 19.50 feet; to the point and place of BEGINNING containing 0.014 acres, more or less.


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And as shown on the right of way map of record in the The County of Shelby, Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

Parcel 2 of 4:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of section 21, township 22 south, range 3 west,

Thence S 88°09'17" E a distance of 46.98 feet along section line to a point on the present right of way line of Island Street;

Thence N 51°57'02" E a distance of 663.04 feet along said present right of way line of Island Street;

Thence N 51°57'02" E a distance of 10.00 feet along said present right of way line of Island Street;

Thence N 51°57'02" E along said present right of way line of Island Street a distance of 446.80 feet to the intersection of said present right of way line of Island Street and the Grantor's property line (said point offset 25.17 feet and perpendicular to centerline of Island Street at station 14+46.93) which is the point of BEGINNING;

Thence N 51°57'02" E along the said present right of way line of Island Street a distance of 106.32 feet to the intersection of said present right of way line of Island Street and the said present right of way line of Park Road;

Thence S 38°32'29" E along the said present right of way line of Park Road a distance of 20.66 feet to the intersection of said present right of way line of Park Road and acquired right of way line;

Thence S 49°50'24" W along the acquired right of way line a distance of 106.36 feet to the intersection of the acquired right of way line and the Grantor's property line;

Thence N 38°32'29" W along the Grantor's property line a distance of 24.58 feet to the point; and place of BEGINNING containing 0.055 acres, more or less.

And as shown on the right of way map of record in the The County of Shelby, Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

Parcel 3 of 4:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of section 21, township 22 south, range 3 west,

Thence S 88°09'17" E a distance of 46.98 feet along section line to a point on the present right of way line of Island Street;

Thence N 51°57'02" E along the present right of way line of Island Street a distance of 704.88 feet to the intersection of said present right of way line of Island Street and the Grantor's property line (said point offset 28.00 feet and perpendicular to centerline of Island Street at station 10+31.84) which is the point of BEGINNING;

Thence N 51°57'02" E along the said present right of way line of Island Street a distance of 113.50 feet to the intersection of said present right of way line of Island Street and the Grantor's property line;

Thence S 38°32'29" E along the Grantor's property line a distance of 24.58 feet to the intersection of the Grantor's property line and the acquired right of way line;

Thence S 38°28'04" W along the acquired right of way line a distance of 16.09 feet to a point;

Thence S 49°57'41" W along the acquired right of way line a distance of 35.13 feet to a point;



Thence S 63°34'45" W along the acquired right of way line a distance of 58.02 feet to a point;

Thence N 55°38'37" W along the Grantor's property line a distance of 20.65 feet to the point; and place of BEGINNING containing 0.068 acres, more or less.

And as shown on the right of way map of record in the The County of Shelby, Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

Parcel 4 of 4:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of section 21, township 22 south, range 3 west,

Thence S 88°09'17" E a distance of 46.98 feet along section line to a point on the present right of way line of Island Street;

Thence N 51°57'02" E along the present right of way line of Island Street a distance of 818.38 feet to the intersection of said present right of way line of Island Street and the Grantor's property line (said point offset 24.70 feet and perpendicular to centerline of Island Street at station 11+45.48) which is the point of BEGINNING;

Thence N 51°57'02" E along the said present right of way line of Island Street a distance of 301.45 feet to the intersection of said present right of way line of Island Street and the Grantor's property line;

Thence S 38°32'29" E along the Grantor's property line a distance of 24.58 feet to the intersection of the Grantor's north property line and the acquired right of way line;

Thence S 49°50'24" W along the acquired right of way line a distance of 7.11 feet to a point;

Thence S 69°18'27" W along the acquired right of way line a distance of 73.38 feet to a point;

Thence S 51°51'37" W along the acquired right of way line a distance of 135.00 feet to a point;

Thence S 38°28'04" W along the acquired right of way line a distance of 91.85 feet to a point;

Thence N 38°32'29" W along the Grantor's property line a distance of 24.58 feet to the point; and place of BEGINNING containing 0.064 acres, more or less.

And as shown on the right of way map of record in the The County of Shelby, Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto the City of Montevallo, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the City of Montevallo that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and



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claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the City of Montevallo and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 2nd day of June, 2014.

Hollie Cost

Cynthia Holsombeck

CYNTHIA HOLSOMBECK
Notary Public, State of Alabama
County of Shelby
My Commission Expires
April 08, 2017


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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 CITY OF MONTGOMERY
Mailing Address 545 MAIN ST
MONTGOMERY, AL 35115

Grantee's Name CITY OF MONTGOMERY
Mailing Address 545 MAIN ST
MONTGOMERY, AL 35115

Property Address EASERMENT

Date of Sale 6/2/2014
Total Purchase Price \$ 500.00

or
Actual Value \$

or
Assessor's Market Value \$

* EASERMENT

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 6/13/14

Print HENRIETTA LEHMAN, CITY CLERK

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) Circle one

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Form RT-1