

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

Parcel 1 of 1:

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

Thence N 00°36'53" E a distance of 765.36 feet along quarter-section line;

Thence N 38°32'29" W a distance of 212.33 feet to the intersection of said present right of way
line of Island Street and said present right of way line;

Thence N 51°57'02" E a distance of 206.40 feet to the intersection of said present right of way line
of Island Street and the acquired right of way line (said point offset 27.63 feet and perpendicular to
centerline of Island Street at station 19+75.00) which is the point of BEGINNING;

Thence N 51°57'02" E along said present right of way line of Island Street a distance of 50.90 feet
to the intersection of said present right of way line of Island Street and the acquired right of way
line;

Thence S 03°15'58" W along the acquired right of way line a distance of 22.35 feet to a point;

Thence S 76°52'04" W along the acquired right of way line a distance of 39.85 feet; to the point and
place of BEGINNING containing 0.010 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.



20140616000180210 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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 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 21 day of May, 2014.

Randy Fuller
Superintendent

Sharon A. Lee

SHARON A. LEE
NOTARY PUBLIC
STATE OF ALABAMA
My Commission Expires 2/14/2016


20140616000180210 2/3 \$21.00
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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 BOARD OF EDUCATION Grantee's Name CITY OF MONTEVALLO
Mailing Address _____ Mailing Address 515 MAIN ST

MONTEVALLO, AL 35115

Property Address Easment

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 500.00

or

☒ Assessor's Market Value \$ _____

* Easment

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement

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 5/21/2014

Print Herman Leibman

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

I Inattested



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(verified by)

Form RT-1