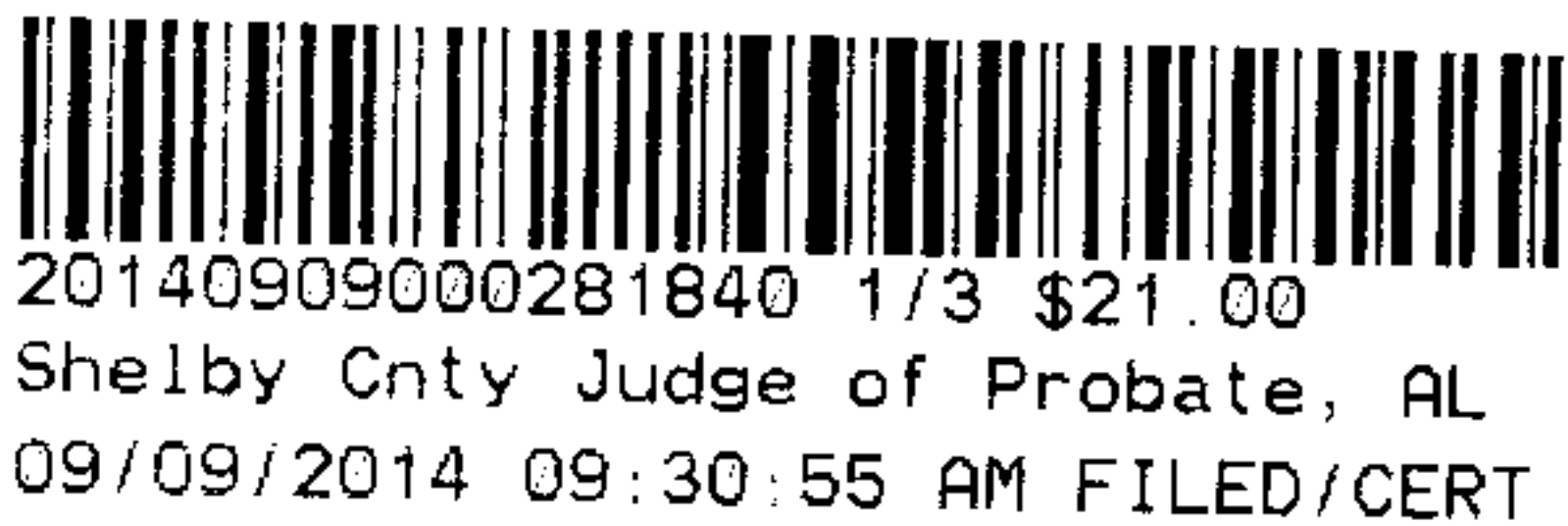


THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN  
BOARDMAN, CARR, BENNETT,  
WATKINS, HILL & GAMBLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
The Episcopal Church in the Diocese of Alabama  
521 20<sup>th</sup> Street North  
Birmingham, Alabama 35203



STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of a property swap necessitated by the rerouting of Day Springs Road/King's Home Road, as more fully set out in City of Chelsea Ordinance 2014-06-17-680 adopted July 1, 2014 and with an acknowledgment that no money has been exchanged between Grantor and Grantee, and for other good and valuable consideration, **THE CITY OF CHELSEA**, a municipality (hereinafter referred to as GRANTOR), does hereby give, grant, bargain, sell and convey unto the GRANTEE, **THE EPISCOPAL CHURCH IN THE DIOCESE OF ALABAMA**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of the NW 1/4 of the NW 1/4 of Section 3, and part of the NE 1/4 of the NE 1/4 of Section 4, both in Township 20 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 89 deg. 51 min. 13 sec. W along the South boundary of said 1/4 1/4 a distance of 626.93 feet; thence N 00 deg. 29 min. 04 sec. E a distance of 782.12 feet; thence N 89 deg. 30 min. 56 sec. W a distance of 393.41 feet to a point on the Northern right of way of an existing Public Road (Day Springs Road) and the Point of Beginning; to a point on a curve turning to the left with a radius of 600.74 feet, with a chord bearing of N 78 deg. 40 min. 09 sec. W, and with a chord length of 291.31 feet; thence along the arc of said curve 294.24 feet; thence S 87 deg. 17 min. 58 sec. W a distance of 120.65 feet to a point on the NBE right of way for Shelby county Highway No. 39; thence S 23 deg. 33 min. 27 sec. E along said right of way a distance of 64.21 feet; thence N 87 deg. 17 min. 57 sec. E a distance of 97.79 feet to a point on a curve turning to the right with a radius of 540.73 feet, with a chord bearing o N 89 deg. 16 min. 59 sec. E, and with a chord length of 37.44 feet; thence along the arc of said curve 37.44 feet; thence N 66 deg. 29 min. 35 sec. E a distance of 15.05 feet to a point on a curve turning to the right with a radius of 280.00 feet, with a chord bearing of S 89 deg. 04 min. 01 sec. E, and with a chord length of 231.60 feet; thence along the arc of said curve 238.77 feet to the point of beginning.

Said parcel having an area of 13871.77 square feet, or 0.318 acres, more or less.

Less and Except any portion of the described property lying outside the existing right of way for Day Springs Road.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Grantor and Grantee have agreed to swap property due to the re-routing of Day Springs Road/King's Home Road, a project undertaken by the City of Chelsea. This road improvement project was undertaken, in part, to improve transportation routes for children attending Chelsea's public schools.

**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, The City of Chelsea, a municipality, by and through its mayor, has hereunto set its hand and seal this the 31<sup>st</sup> day of August, 2014.

The City of Chelsea, a municipality


*S. Earl Niven*  
By: S. Earl Niven, Mayor

STATE OF ALABAMA   )  
COUNTY OF SHELBY   )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that S. Earl Niven, whose name as Mayor of The City of Chelsea, a Municipality, 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, as such Mayor and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31<sup>st</sup> day of August, 2014.

*M. S. Boudman*  
NOTARY PUBLIC  
My Commission Expires: 10-26-2014

  
20140909000281840 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/09/2014 09:30:55 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 City of Chelsea  
Mailing Address P.O. Box 111  
Chelsea, AL 35503

Grantee's Name Episcopal Church in the  
Mailing Address of Alabama  
521 20th Street No  
B'ham, AL 35203

Property Address n/a

Date of Sale 8/31/14  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 500

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 easement value  
property swap

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 a

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 9/9/14

Print Dawn Rasco

Unattested

(verified by)

Sign Dawn Rasco

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140909000281840 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/09/2014 09:30:55 AM FILED/CERT