

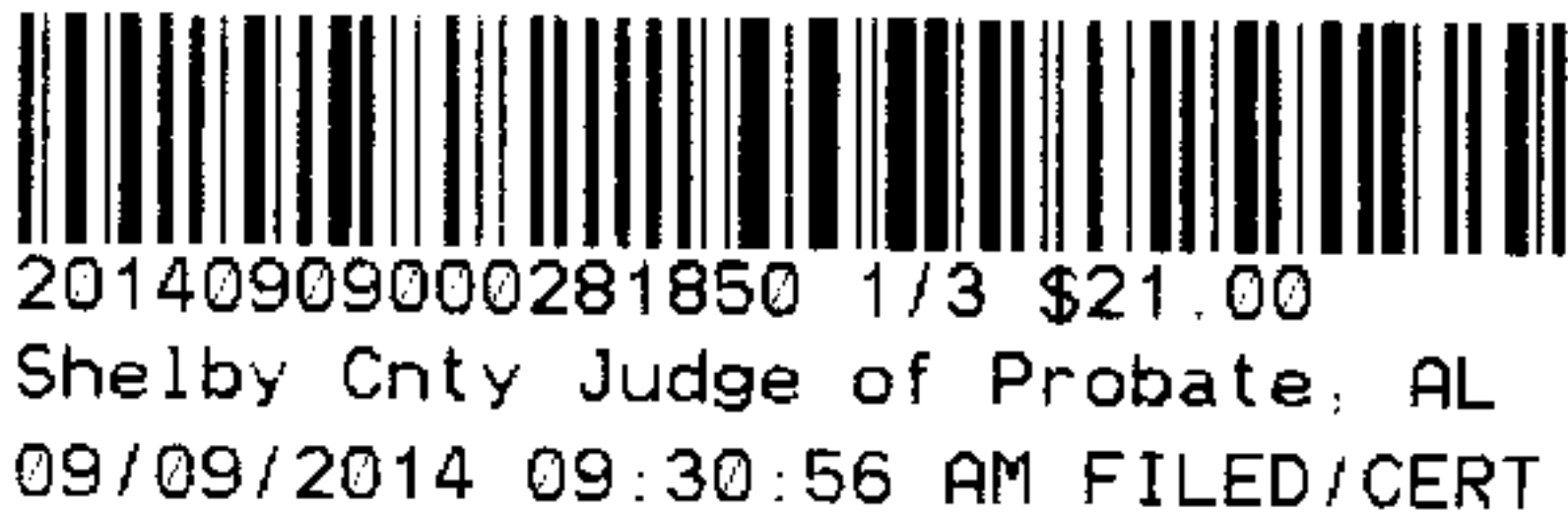
THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
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 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 EPISCOPAL CHURCH IN THE DIOCESE OF ALABAMA**, (hereinafter referred to as GRANTOR), does hereby give, grant, bargain, sell and convey unto the GRANTEE, **THE CITY OF CHELSEA**, a municipality (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 14/ 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); thence S 25 deg. 21 min. 46 sec. W a distance of 30.0 feet to the centerline of an existing public road and an existing right of way and to the point of beginning of a new 60' right of way being described as 30' to both sides of, parallel to, and abutting the following centerline; thence along a curve turning to the left with a radius of 250.00 feet, with a chord bearing o N 89 deg. 04 min. 00 sec. W, and with a chord length of 206.79 feet; thence along the arc of said curve 213.19 feet; thence S 66 deg. 30 min. 14 sec. W a distance of 141.54 feet to the intersection with the Northeast right of way of Shelby County Highway No. 39 and the end of this easement.

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 Episcopal Church in the Diocese of Alabama, by and through its Bishop, has hereunto set its hand and seal this the 27th day of August, 2014.


The Episcopal Church in the Diocese of Alabama


By: Rt. Rev. John McKee Sloan, Bishop

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rt. Rev. John McKee Sloan, whose name as Bishop of The Episcopal Church in the Diocese of Alabama, 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 ^{Bishop} ~~Mayer~~ and with full authority, executed the same voluntarily for and as the act of said church on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of August, 2014.


NOTARY PUBLIC
My Commission Expires: 4-11-15

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Episcopal Church in the Grantee's Name City of Chelsea
Mailing Address Diocese of Alabama Mailing Address PO Box 111
521 20th Street North Chelsea, AL 35013
Dham, AL 35203
Property Address n/a Date of Sale 8/27/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 500 easement

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 easement value
☐ Closing Statement 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

Sign Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1