

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
Attorneys at Law
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Alabaster City Board of Education
1953 Municipal Way
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THIRTY THOUSAND AND NO/100---**
-----DOLLARS (\$330,000.00), to the undersigned grantor, **ALBERT F. THOMASSON**, a married man, in hand paid by **ALABASTER CITY BOARD OF EDUCATION**, the receipt of which is hereby acknowledged, the said **ALBERT F. THOMASSON**, does by these presents, grant, bargain, sell and convey unto the said **ALABASTER CITY BOARD OF EDUCATION**, the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to:

- 1. Any mineral or mineral rights leased, granted or retained by current or prior owners.**
- 2. Taxes and assessments for the tax year 2014 and subsequent years and not yet due and payable.**
- 3. Any portion of subject property lying within the road right of way.**

The Property is conveyed "AS IS" and "WHERE IS", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the condition of the Property.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD, To the said **Alabaser City Board of Education**, its successors and assigns forever.

IN WITNESS WHEREOF, the said **ALBERT F. THOMASSON**, has hereto set his signature and seal, this the 24th day of September, 2014



Albert F. Thomasson

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of September, 2014



Notary Public

My Commission Expires: 6-5-2015

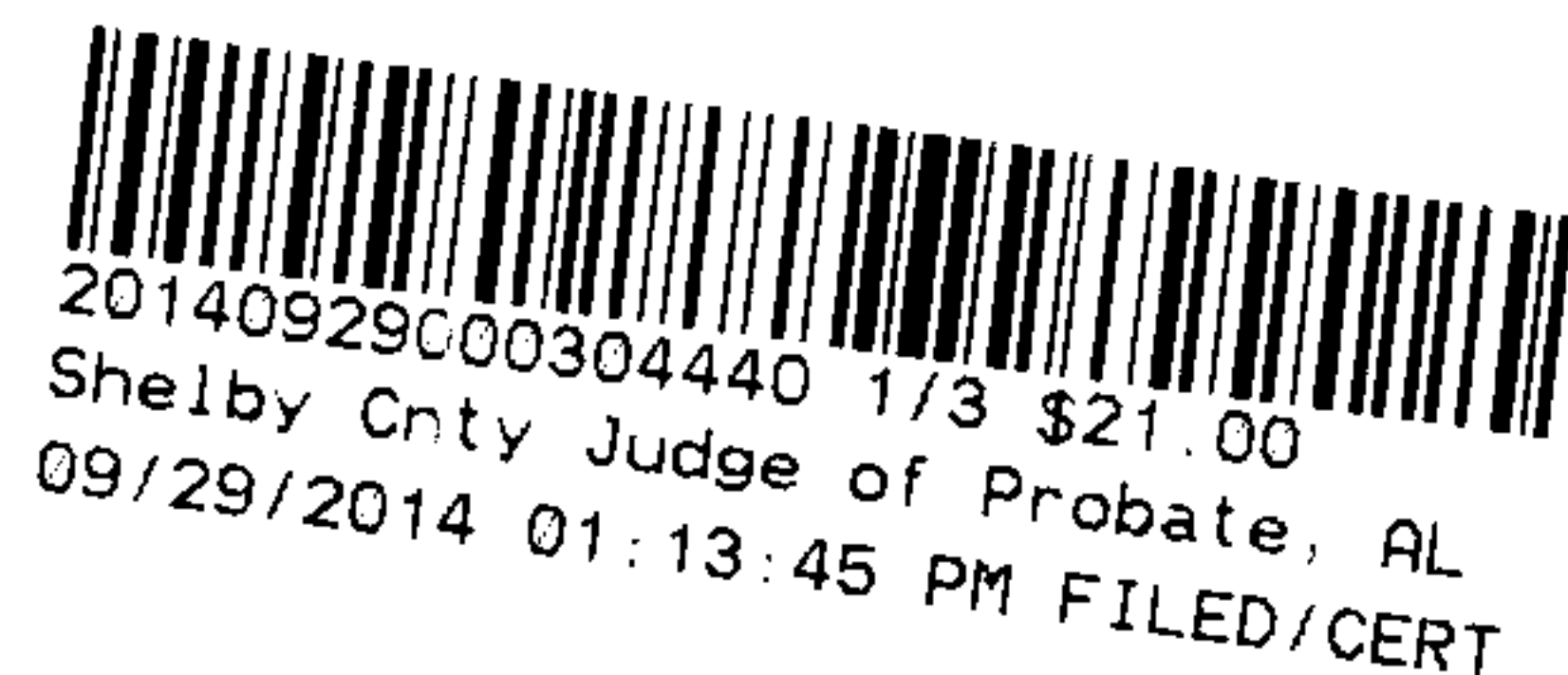
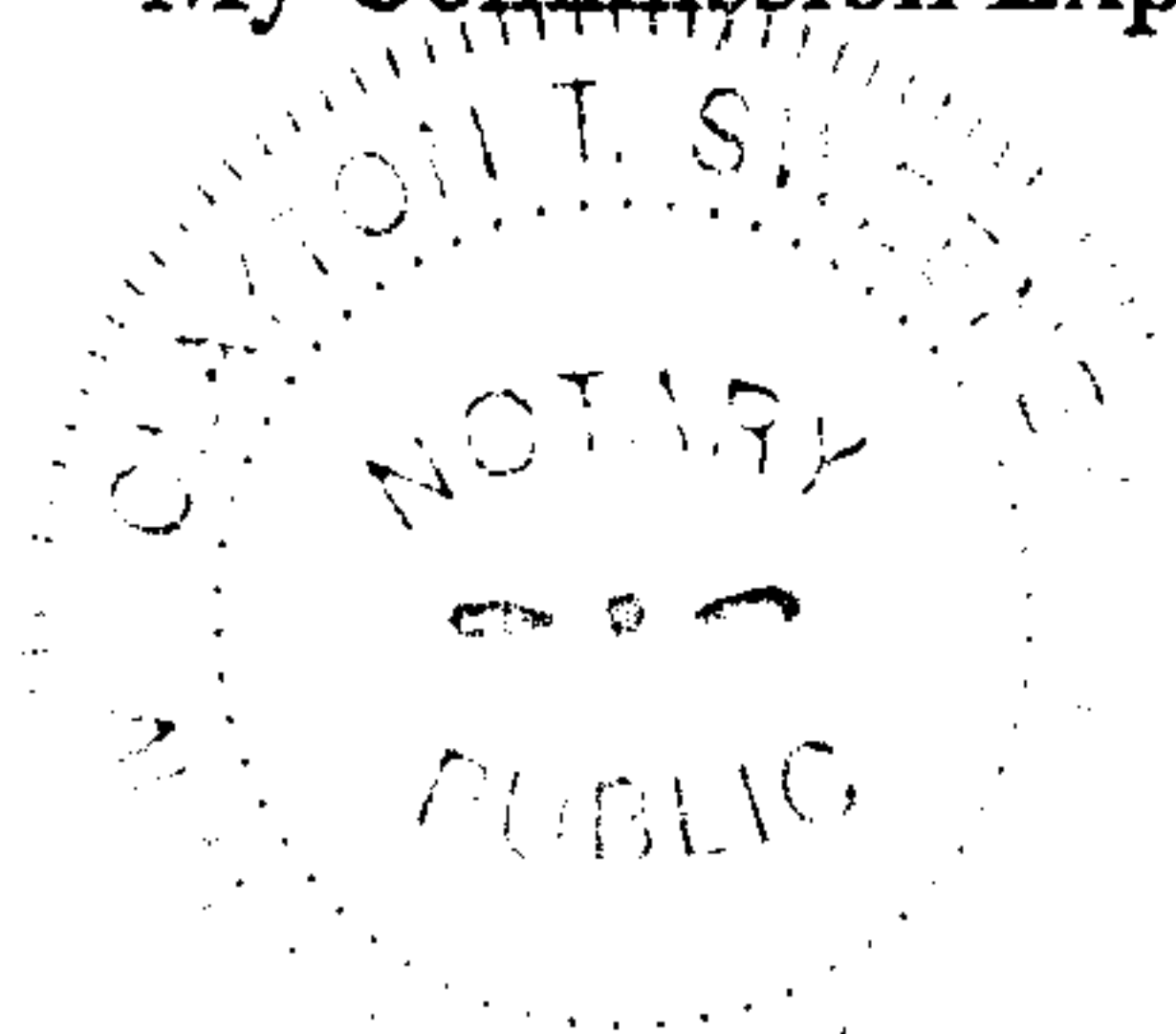
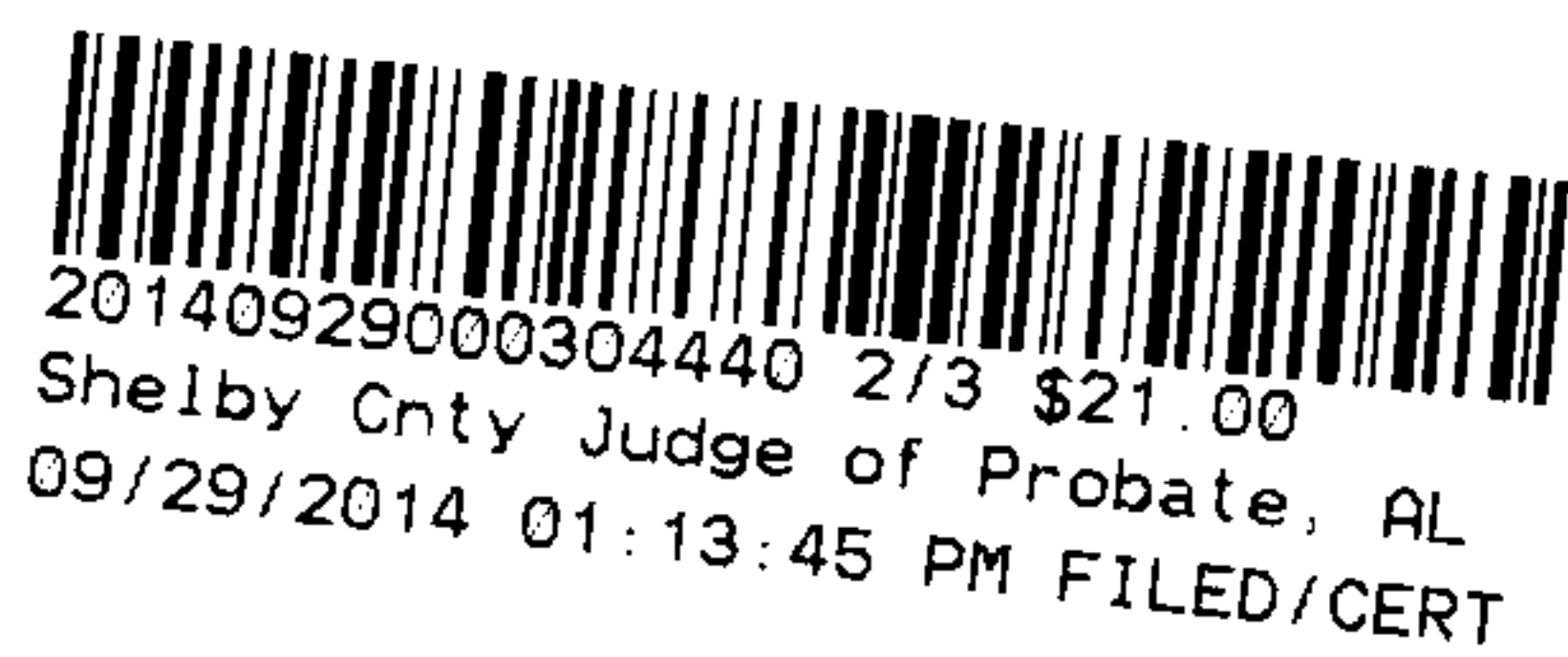


EXHIBIT "A"

Legal Description Parcel 2:

Commence from the Southeast Corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 3 West also being the Point of Beginning; thence West along the South line of said 1/4 a distance of 913.12 feet; thence left 00°08'49" a distance of 464.65 feet; thence left 00°10'14" a distance of 134.26 feet; thence right 63°15'11" a distance of 424.92 feet; thence left 57°09'37" a distance of 159.82 feet; thence right 109°46'24" a distance of 250.20 feet; thence right 63°08'07" a distance of 74.05 feet; thence left 90°45'50" a distance of 160.92 feet; thence right 90°00'00" a distance of 3.08 feet; thence left 90°07'17" a distance of 151.97 feet; thence right 91°52'46" a distance of 375.06 feet; thence right 00°01'43" a distance of 1175.55 feet to the East line of said Section; thence right 89°53'53" and along the East line of said Section a distance of 960.53 to the Point of Beginning. Said Parcel contains 36.90 acres more or less.

Art



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Albert F. Thomasson
Mailing Address 3900 Montclair Road, Ste 200
Birmingham, AL 35213

Grantee's Name: Alabaster City Board of Education
Mailing Address: 1953 Municipal Way
Alabaster, AL 35007

Property Address: Parcel ID#23-2-09-0-001-028.000

Date of Sale 9-25-14
Total Purchase Price \$ 330,000.00
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 9-25-14

Sign Albert F. Thomasson
(Grantor/Grantee/Owner/Agent) circle one

Print _____

☐ Unattested

(Verified by)

Form RT-1

