

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Calera
10947 Highway 25
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX HUNDRED SIXTY THOUSAND AND NO/00 DOLLARS (\$660,000.00) of which One Hundred Ten Thousand (\$110,000.00) is considered a GIFT AND/OR DONATION to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Sidney M. Bird, Jr. a, married man (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, City of Calera, Alabama (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$550,000.00 of the above mentioned purchase price is being paid by a Purchase Money Mortgage recorded simultaneously herewith.

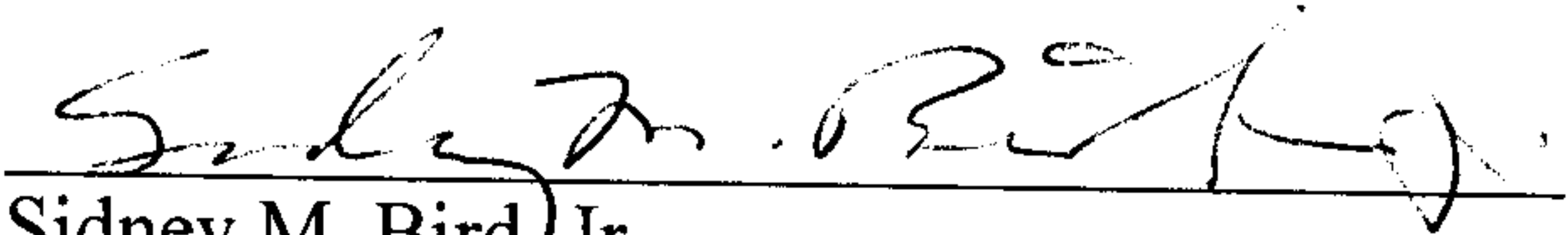
Sidney M. Bird, Jr. and Maurice Bird is one and the same person.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of October, 2014.


Sidney M. Bird, Jr.

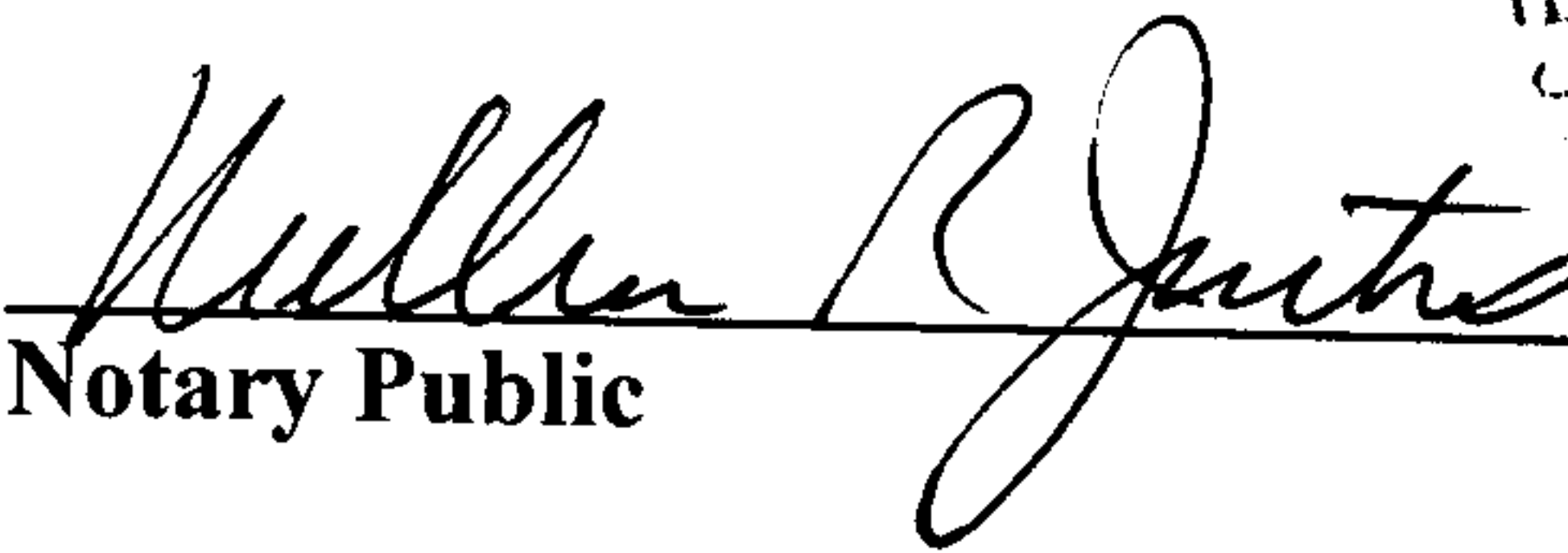
STATE OF ALABAMA
SHELBY COUNTY


20141014C00323190 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/14/2014 08:07:38 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Jr., whose name 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 10th day of October, 2014.

My Commission Expires: 9/12/15


Notary Public

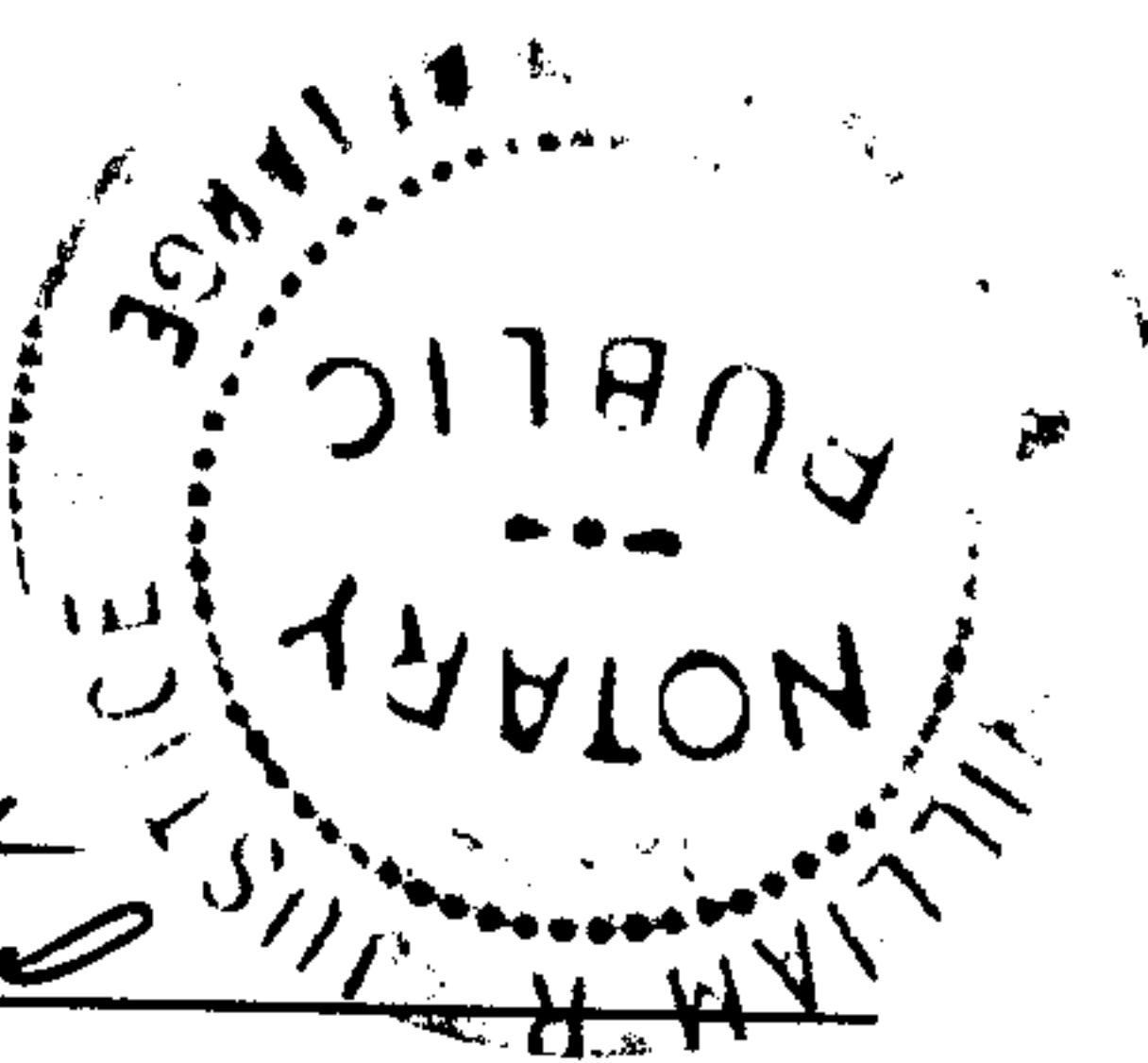


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The South 210 feet of Block #47, Dunstan's Map of Calera, Alabama, East of U.S. Highway No. 31, being Lots 1, 2, 3, 4, 5, 6, 7, 8 and the South 10 feet of Lot 9, more particularly described as: Commence at the Northeast corner of Section 21, Township 22 South, Range 2 West; thence run West along the North line of said section, a distance of 1,907.30 feet to the centerline of the L&N Railroad Main Track; thence turn an angle of 90 degrees 31 minutes 00 seconds to the left and run along the centerline of said railroad, a distance of 270.00 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 100.00 feet to the point of beginning; thence continue in the same direction, a distance of 183.24 feet to the East right of way of U.S. Highway #31; thence turn an angle of 86 degrees 10 minutes 00 seconds to the left and run along said highway right of way, a distance of 210.47 feet to the North line of 8th Avenue; thence turn an angle of 93 degrees 50 minutes 00 seconds to the left and run along the North line of 8th Avenue, a distance of 197.31 feet to the southeast corner of Lot 1, Block 47, Dunstan's Map; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and running along a line 100 feet westwardly from and parallel to said centerline of the main track; a distance of 210 feet to the point of beginning; situated in the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 21, Township 22 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

PARCEL 2:

The North 200.0 feet of Block 46, Dunstan's Map of Calera, Alabama, East of U.S. Highway #31, being Lots 2, 3, 4, 5, 6, 7 and 9, more particularly described as follows: Commence at the northeast corner of Section 21, township 22 South, Range 2 West; thence run West along the North line of said section, a distance of 1,907.30 feet to the centerline of the L&N Railroad main track; thence turn an angle of 90 degrees 31 minutes 00 seconds to the left and run along said centerline, a distance of 555.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 100.00 feet to the northeast corner of Lot 9 of said Block 46 and the point of beginning; thence continue in the same direction a distance of 202.34 feet to the East right of way of U.S. Highway #31; thence turn an angle of 86 degrees 10 minutes 00 seconds to the left and run along said highway a distance of 200.46 feet; thence turn an angle of 93 degrees 50 minutes 00 seconds to the left and run a distance of 215.74 feet to the southeast corner of Lot 2 of said Block 46, said point 100 feet westwardly from and at right angles to the centerline of said main line track; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and running along a line 100 feet westwardly from and parallel to said centerline of the main track, a distance of 200.00 feet to the point of beginning. Situated in the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4), Section 21, Township 22 South, Range 2 west, Huntsville Meridian, Shelby County, Alabama.

PARCEL 3:

All of 8th Avenue, which lies between the East boundary of Highway 31 and the West boundary of L & N Railroad in the Town of Calera, Shelby County, Alabama.


20141014000323190 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/14/2014 08:07:38 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 : Sidney M. Bird, Jr.

Mailing Address P. O. Box 1410
Calera, AL 35040

Grantee's Name: City of Calera, AL

Mailing Address: 10947 Hwy 25
Calera, AL 35040

Property Address: 7901 Hwy 31 North
Calera, AL 35040

Date of Sale 10-10-14

Total Purchase Price \$ 660,000.00

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 10-10-14

Sign Sidney M. Bird, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print Sidney M. Bird, Jr.

☐ Unattested

(Verified by)