

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:


City of Columbiana, Alabama

107 Mildred Street

Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20141120000365110 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/20/2014 10:19:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and the accommodation of the mutual goals of the City of Columbiana, Alabama and Shelby County, Alabama, to provide facilities and services for senior citizens located within the city of Columbiana and the surrounding areas of Shelby County, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged,

Shelby County, Alabama, a political subdivision of the State of Alabama
whose mailing address is 200 West College Street, Columbiana, Alabama 35051

(herein referred to as GRANTOR), subject to the reversion clause hereinafter expressed, does hereby grant, bargain, sell, and convey unto

City of Columbiana, Alabama, a municipal corporation
whose mailing address is 107 Mildred Street, Columbiana, Alabama 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is the corner of Mildred Street and Milner Street, Columbiana, Alabama 35051, to-wit:

Grantor conveys, subject to the reversion clause hereinafter expressed, the following described property to be used solely by the Grantee for the timely construction and regular operation of an appropriate new Senior Center:

Commencing at the SE corner of the SE 1/4 of the NE 1/4 of Sec. 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 03 deg. 30 min. West deed (North 02 deg. 58 min. 16 sec. West measured) a distance of 618.44 feet deed (619.90 feet measured) to a point; thence run South 68 deg. 44 min. 58 sec West for a distance of 4.69 feet to the intersection of the Northwest margin of Mildred Street and the West margin of Short Street being the point of beginning; thence run South 68 deg. 44 min. 58 sec West along the Northwest margin of Mildred Street for a distance of 131.00 feet to the SE corner of the B. E. and Ann Smith lot; run thence North 04 deg. 03 min. 32 seconds West for a distance of 120.34 feet to an iron pin found; thence run North 69 deg. 11 min. 57 sec. East, a distance of 133.72 feet to the West margin of Short Street; run thence South 02 deg. 40 min. 20 sec East along the West margin of said Short Street for a distance of 120.18 feet to the point of beginning, containing 15,166 square feet more or less.

The Grantee covenants that the new Senior Center to be built on the property described above will contain an area for public assembly and use by the City of Columbiana and Shelby County, or an event lessee, after the standard Senior Services operating hours through a reservation process managed through the City of Columbiana.


If and when the City of Columbiana no longer uses the above-described parcel for senior citizen services and such non-use for senior citizen services continues for more than one year, title thereto shall revert to Shelby County in fee simple.

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns.

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

SHELBY COUNTY, ALABAMA,
a political subdivision of the State of Alabama

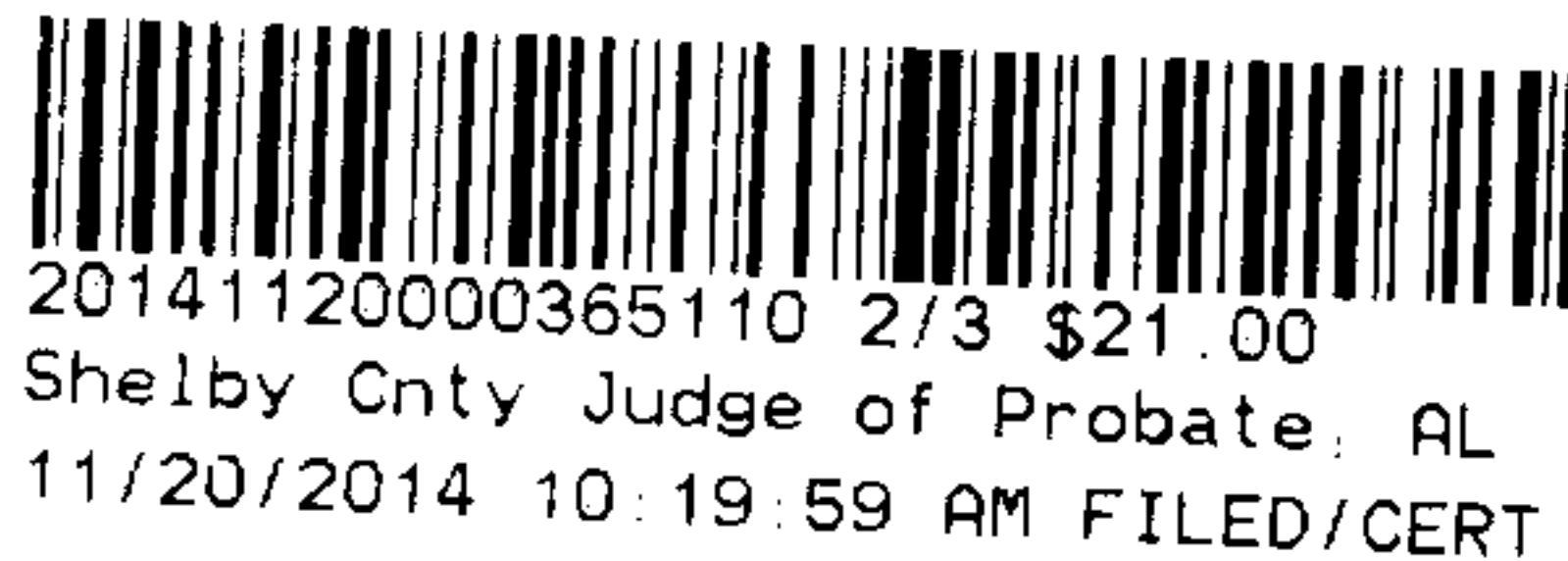
ATTEST:



Kim Reynolds, Administrative Assistant
to the County Manager

By:  (SEAL)

Alex Dudchock, County Manager



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a political subdivision of the State 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 such instrument, he, as such County Manager and with full authority, executed the same voluntarily for and as the act of Shelby County, Alabama.

Given under my hand and official seal, this the 10 day of November, 2014.



Notary Public

MY COMMISSION EXPIRES OCTOBER 22, 2016

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 AL
Mailing Address 200 West College St
Columbiana, AL
35051

Grantee's Name City of Columbiana
Mailing Address 107 Mildred St.
Columbiana, AL
35051

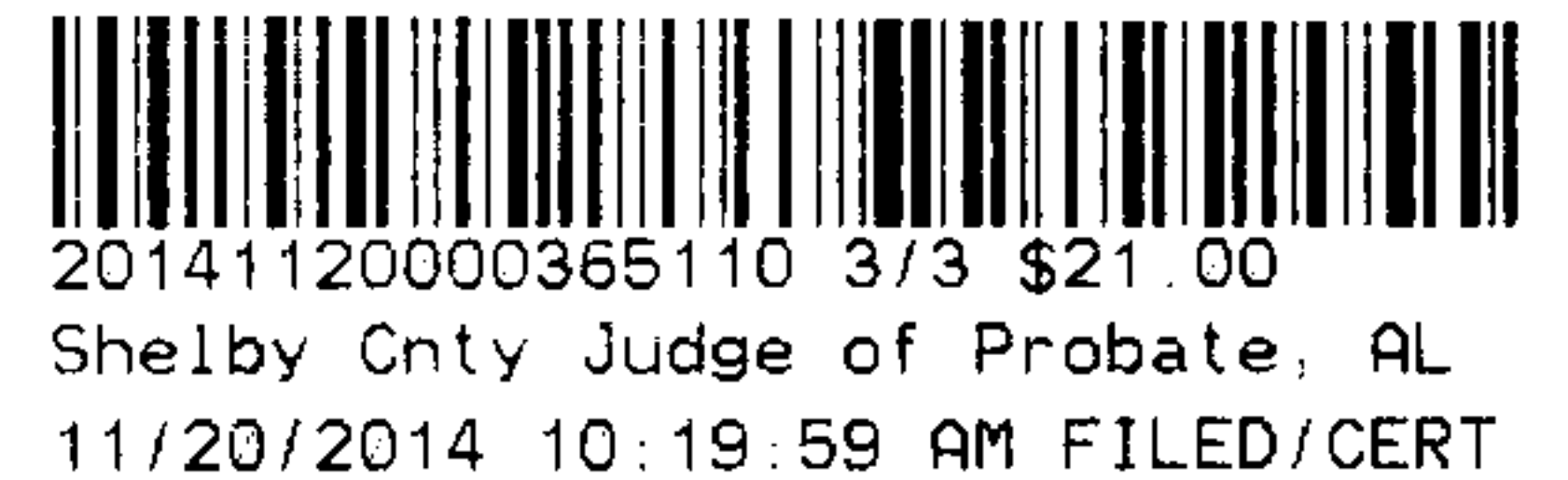
Property Address 110 Mildred St
Columbiana, AL
35051

Date of Sale 11/10/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 351,180

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 11/20/14

☐ Unattested

(verified by)

Print

Sign

Frances Sammons Jr City of Columbiana
Frances Sammons
(Grantor/Grantee/Owner/Agent) circle one