

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

SEND TAX NOTICE TO:
City of Calera, Alabama
10947 Hwy 25
Calera, Alabama 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar & Donation (\$1.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I,

Frank Reynolds, who is one and the same as Franklin Burt Reynolds, a married man
whose mailing address is 12935 AL Hwy 22, Plantersville, AL 36758

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

City of Calera, Alabama, an Alabama municipal corporation
whose mailing address is 10947 Hwy 25, Calera, AL 35040

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is (vacant property – no address available), Calera, Alabama 35040, to-wit:

Begin at a point 35 feet north of the center of the Southern Railroad Tract and 318 feet east of the Montgomery Highway right-of-way; thence run in a northwesterly direction 100 feet; thence in a southwesterly direction 20 feet; thence in a southeasterly direction 100 feet; thence run in an easterly direction to the point of beginning. Said lot being in Block 8, Dunstons Map of Calera, Alabama, also known as the Old Bakery Lot, and fronting on the Southern Railroad right-of-way for 20 feet, more or less.


ALSO: Begin at the southeast corner of Block 8, Dunstons Map of Calera, Alabama, at the intersection of the right-of-way of the Southern Railroad and the right-of-way of the L&N Railroad; thence run along the right-of-way of the L&N Railroad for 100 feet, more or less; thence run in a southwesterly direction for 75 feet, more or less; thence run in a southeasterly direction for 100 feet, more or less, to the right-of-way of the Southern Railroad; thence run east along said right-of-way to the point of beginning. Said lot fronting on the Southern Railroad right-of-way for 43 feet, more or less.

The above described property constitutes no part of the homestead of Grantor or his spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of Feb., 2015.



20150217000051020 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/17/2015 03:47:45 PM FILED/CERT

 (SEAL)
Frank Reynolds

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank Reynolds**, a married man, 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 5th day of Feb., 2015.


Kimi H. Reed (SEAL)
Notary Public

SWORN AND SUBSCRIBED to before me

this 5th day of Feb. 2015

Kimi H. Reed
Notary Public

Alabama State At Large

My Commission Expires: 04.14.2018



20150217000051020 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/17/2015 03:47:45 PM 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 Frank Reynolds
Mailing Address 12935 AL Hwy 22
Plantersville, AL 36758

Grantee's Name City of Calera, Alabama
Mailing Address 10947 Hwy 25
Calera, AL 35040

Property Address vacant land--no address
available
Calera, AL 35040

Date of Sale 02-05-2015
Total Purchase Price \$1.00 and Donation

or
Actual Value \$

or
Assessor's Market Value \$3,510.00

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 Based on Total Market Value on file in
the Office of the Shelby County Property Tax Commissioner

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 02-17-2015

Print Frank C. Ellis, Jr.

Unattested

Sign

(Grantor/Grantee/Owner/Agent) initials



20150217000051020 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/17/2015 03:47:45 PM FILED/CERT

Form RT-1