

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

SEND TAX NOTICE TO:


The Water Works Board of the Town of Calera

10947 Highway 25

Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20150407000111080 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/07/2015 03:45:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ZERO and no/100 Dollars (\$0.00), the amount of which can be verified by Resolution of the City Council of the City of Calera, Alabama, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged,

The City of Calera, Alabama, a municipal corporation
whose mailing address is 10947 Highway 25, Calera, Alabama 35040

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

The Water Works Board of the Town of Calera, a corporation
whose mailing address is 10947 Highway 25, Calera, Alabama 35040

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is 3600 George Roy Pkwy Calera, Alabama 35040, to-wit:

A portion of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 2 West, and the NW 1/4 of the NE 1/4 and Section 5, Township 22 South, Range 2 West, described as follows:

Commence at a capped iron at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama and run easterly along the north line of said Section 5 a distance of 389.18' to the west of a right-of-way of a 100' Alabama Power easement; thence turn 115 degrees 34 minutes 49 seconds left and run northerly along said west right-of-way a distance of 105.32 feet to an iron pin and the Point of Beginning; thence turn 64 degrees 25 minutes 11 seconds left and run westerly a distance of 269.29' to a point on a curve to the left on the east right-of-way of a proposed parkway; thence turn 142 degrees 54 minutes 44 seconds left and run along the arc of said curve with a radius of 345.00' and an interior angle of 29 degrees 16 minutes 29 seconds and an arc length of 176.27 to a point on the east right-of-way for 59.60' to a point on a curve to the right; thence along the arc of the curve with a radius of a 405.00' and interior angle of 41 degrees 48 minutes 39 seconds and an arc length of 295.54' to a point on the east right-of-way; thence turn 90 degrees 0 minutes 0 seconds and run 20.00 feet more or less to the west right-of-way of 100' Alabama Power Easement; thence turn 90 degrees 08 minutes 44 seconds and run northerly along the west right-of-way 352.74' to the Point of Beginning; containing 0.897 acres more or less.

(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 to the said Grantee, its successors and assigns forever.

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned hereunto sets hand and seal this 17 day of February, 2015.

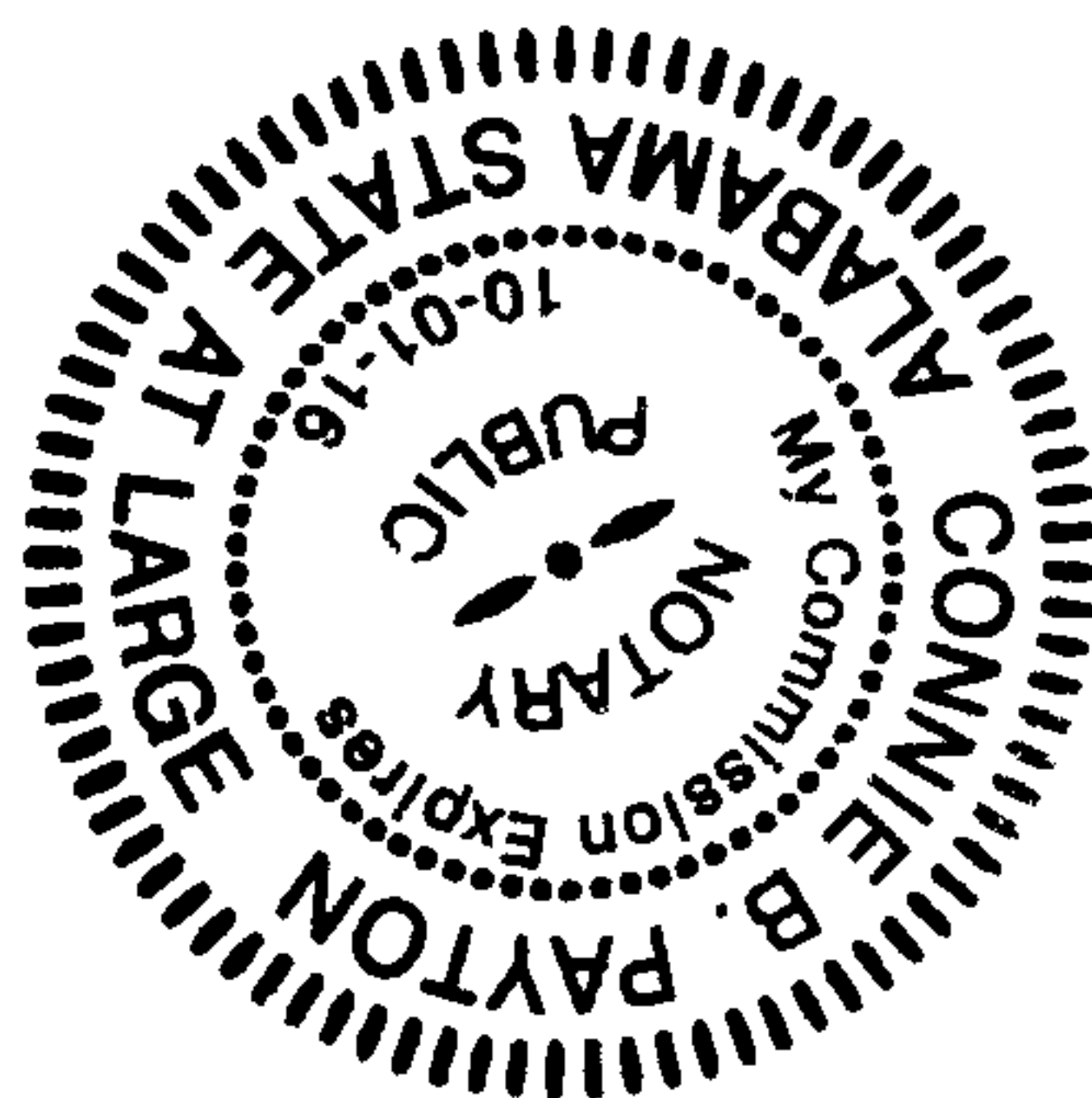
THE CITY OF CALERA, ALABAMA,
a municipal corporation

By: Jon Graham (SEAL)
Jon Graham, Mayor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon Graham, whose name as Mayor of The City of Calera, Alabama, a municipal corporation, 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 Mayor and with full authority, executed the same voluntarily for and as the act of The City of Calera, Alabama.

Given under my hand and official seal, this the 17 day of February, 2015.



Connie B. Payton

Notary Public



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Real Estate Sales Validation Form

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

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

Grantee's Name The Water Works Board of
Mailing Address the Town of Calera
10947 Hwy 25
Calera, AL 35040

Property Address 360 George Roy Pkwy
Calera, AL 35040

Date of Sale 02-17-2015

Total Purchase Price \$ ZERO

or

Actual Value \$

or

Assessor's Market Value \$* 1,000⁰⁰

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 Grantor and Grantee are governmental entities -- no deed tax assessed

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 04-07-2015

Print Frank C. Ellis, Jr., City Attorney

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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