



20150721000247620 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/21/2015 12:18:07 PM FILED/CERT

This instrument was prepared without
evidence of title or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
545 Main Street
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That as a gift, and for no monetary consideration, the undersigned Stephen P. Morton, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto the City of Montevallo, Alabama (herein referred to as GRANTEE) an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Property located in Section 28, Township 22 South, Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest right of way intersection of Shelby Street and Island Street; thence in a Southwesterly direction along the Southeast right of way boundary of said Island Street 93.00 feet to the point of beginning; thence turn 87 degrees 35 minutes to the left in a Southeasterly direction 124.60 feet; thence turn 87 degrees 35 minutes to the right in a Southwesterly direction 49.60 feet; thence turn 54 degrees 30 minutes to the left in a Southerly direction 45.21 feet; thence turn 29 degrees 45 minutes to the left in a Southeasterly direction 150.30 feet; thence turn 60 degrees 00 minutes to the left in an Easterly direction 34.00 feet; thence turn 51 degrees 45 minutes to the right in a Southeasterly direction 119.00 feet; thence turn 35 degrees 23 minutes to the right in a Southerly direction 122.60 feet; thence turn 9 degrees 00 minutes to the left in a Southerly direction 40.00 feet; thence turn 35 degrees 30 minutes to the right in a Southwesterly direction 29.00 feet, more or less, to the Northeast bank of Mill Pond; thence Southeasterly along said Northeast bank of Mill Pond 66.00 feet; thence Southerly across said Mill Pond 227.00 feet, more or less, to the high-water line on the Southwest side of said Mill Pond; thence Northwesterly along said high-water line 850.00 feet, more or less, to the Northwest corner of Section 3, Township 24 North, Range 12 East, which is also intersection with the Southeast right of way boundary of said Island Street; thence Northeasterly along said Southeast right of way boundary of Island Street to the Northeast bank of Shoal Creek; thence Northwesterly along said Northeast bank of Shoal Creek 10.00 feet, more or less, to intersection with a line parallel to and 10.00 feet Northeast of said Southeast right of way boundary of Island Street; thence northeasterly along said parallel line 347.00 feet, more or less, to intersection with a line 93.00 feet Southwest of and parallel to said Southwest right of way boundary of Shelby Street; thence Southeasterly along said last mentioned parallel line 10.00 feet to the point of beginning.

LESS AND EXCEPT that portion of the above-described property conveyed by deeds recorded as Instrument #1993-02143 and Instrument #20040820000466070 in Probate Office of Shelby County, Alabama.

This conveyance is subject to the following covenants and conditions:

1. The property is restricted to use for a public park or recreation area to commemorate its earlier historical industrial use.
2. The park or recreation area shall be named after Stanley "Red" Mahan.
3. The property may not be subdivided.
4. Grantor may erect a suitable historical marker, or have one erected, at a reasonable cost to be split between Grantor and Grantee.
5. Grantee shall continue efforts to have the property listed on the National Register of Historical Places.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

22 day of April, 2015.

Stephen P. Morton

Stephen P. Morton

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen P. Morton, 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 22 day of April, 2015.



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Cynthia Holsombeck

Notary Public

CYNTHIA HOLSOMBECK
Notary Public, State of Alabama
County of Shelby
My Commission Expires
April 08, 2017

Real Estate Sales Validation Form

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

Grantor's Name Stephen P. Morton
Mailing Address PO Box 531345
Birmingham, AL 35253

Grantee's Name City of Montevallo
Mailing Address 545 Main Street
Montevallo, AL 35115

Property Address Island Street
Montevallo, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 20,000
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 _____

Print Stephen P. Morton

Unattested _____

(verified by)

Sign _____

(Grantor) (Grantee/Owner/Agent) circle one

Form RT-1



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