

STATE OF ALABAMA
COUNTY OF SHELBY

20151229000440580 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
12/29/2015 08:29:39 AM FILED/CERT

TRANSFER AND CONVEYANCE OF WATER SYSTEM

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the public benefit that will result from this transfer and conveyance, and pursuant to the provisions of §§ 11-50-13 and -14 and § 11-63-2(a)(2), Code of Ala. 1975, as amended, the City of Vincent, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter referred to as the "City") hereby grants, bargains, sells, assigns, transfers, and conveys to The Water Works Board of the City of Vincent, a public utility corporation organized and existing under the laws of the State of Alabama (hereinafter referred to as the "Board"), its successors and assigns, all of the right, title and interest of the City in and to the water works plant and system which was previously owned by The Water Works Board of the Town of Vincent and which is now vested in the City by virtue of the provisions of § 11-50-316(b), Code of Ala. 1975, as amended (hereinafter referred to as the "Water System"). This transfer and conveyance of the Water System includes all property, real, personal, and mixed, necessary or useful to operate or maintain the Water System in the City and surrounding territory, including, without limiting the generality of the foregoing, the following:

All land (including that described in Exhibit A), leases, buildings, franchises, easements, rights-of-way, privileges, appurtenances, wells, reservoirs, tanks, standpipes, pumps, mains, pipe lines, attachments, valves, meters, fittings, hydrants, apparatus, equipment, repair supplies, maintenance and repair equipment, maps, plans and records showing the layout of the plant and system, lists of names and addresses of all customers, all accounts receivable, all contracts, purchase orders, books, records, documents, and entries pertaining to the Water System; all engineering reports, detail cost estimates and drawings, plans, and specifications relating to the enlargement, extension and improvement of the Water System, together with all contracts, purchase orders, and materials and supplies.

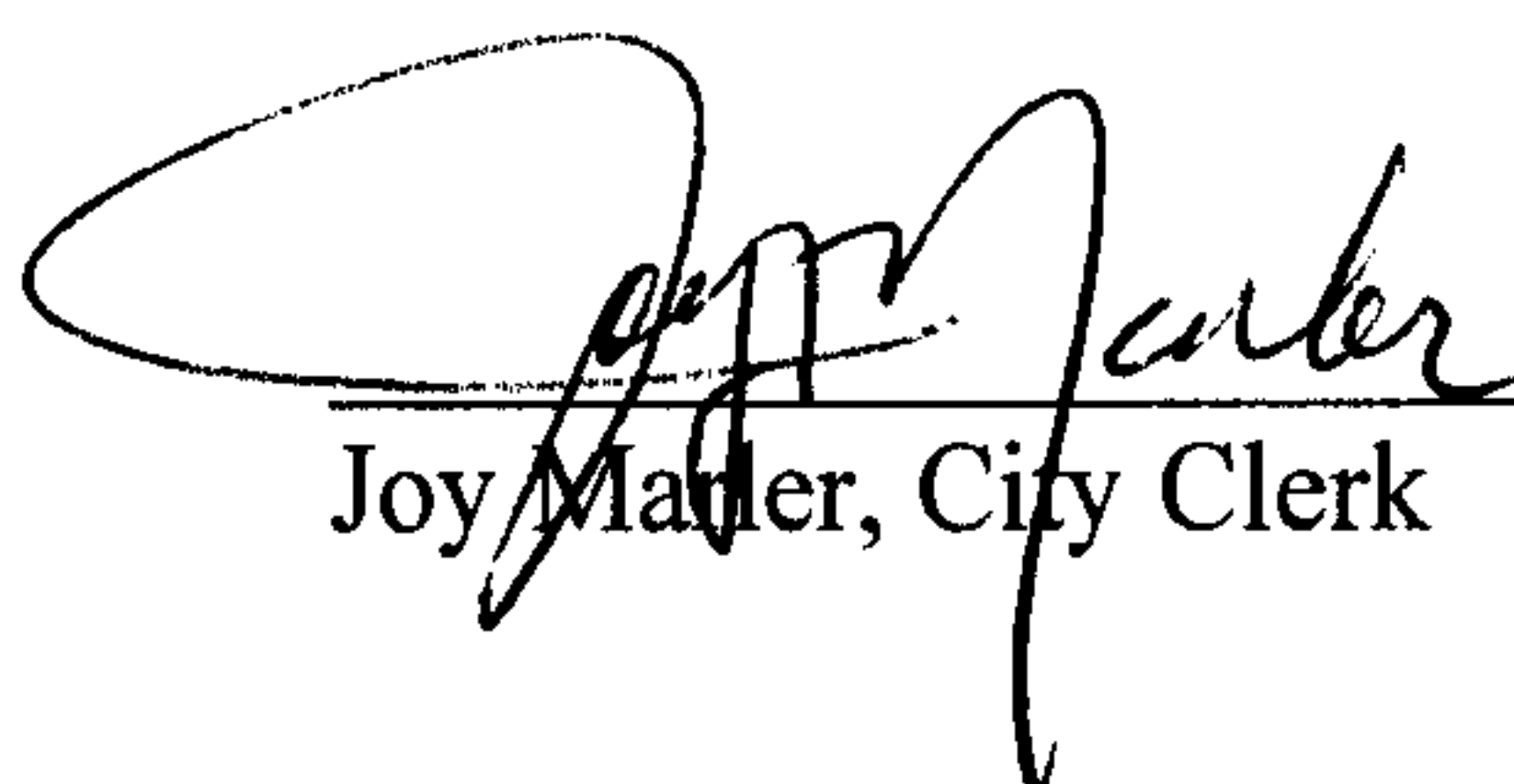
TO HAVE AND TO HOLD the above described property and all rights, privileges, hereditaments and appurtenances thereunto appertaining unto the Board, its successors and assigns forever, subject, however, to the provisions and limitations of Article 9, Chapter 50, Title 11 of the Code of Alabama 1975, as amended.

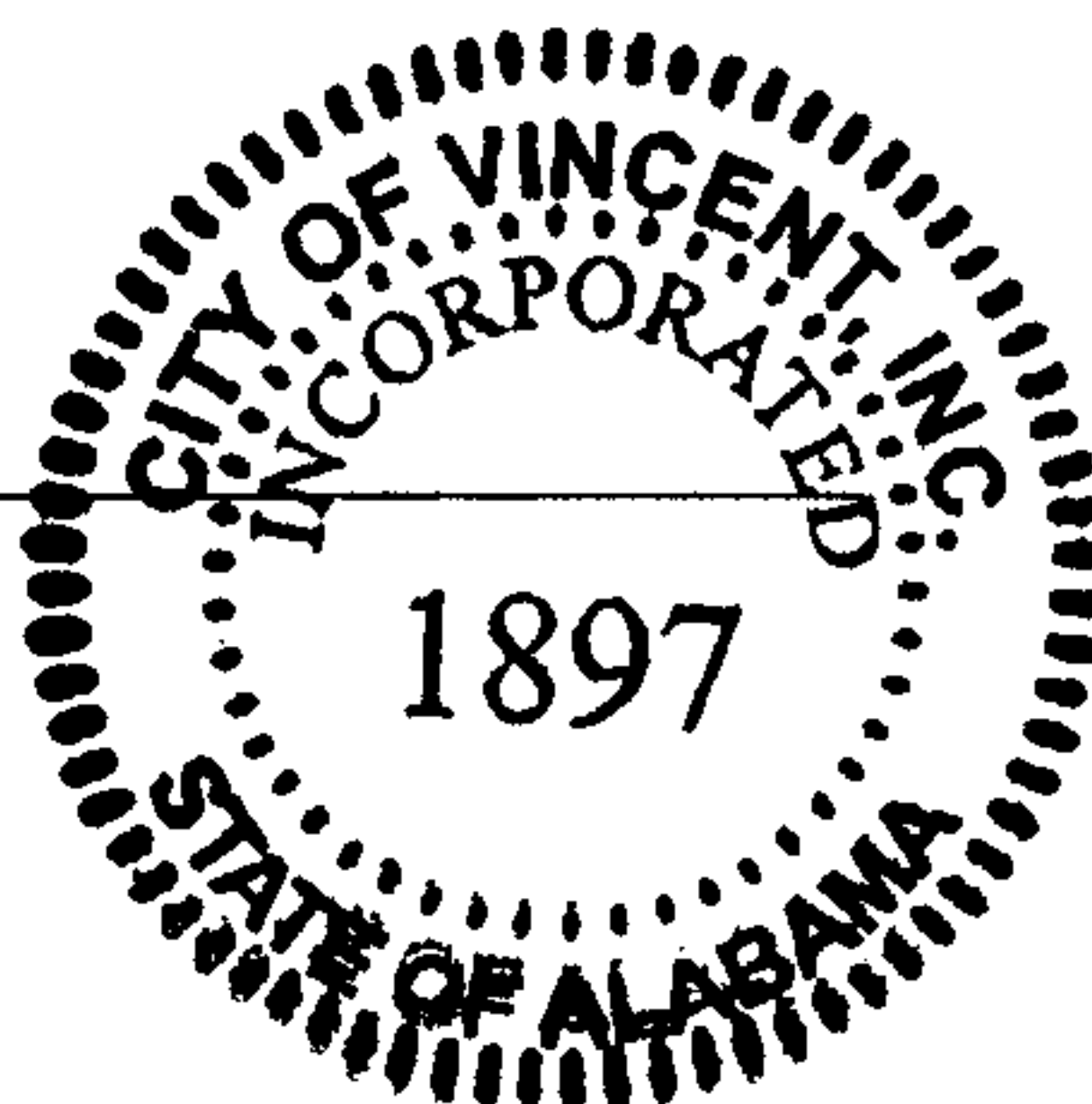
The Board hereby agrees and assumes to undertake the operation of the Water System and its enlargement, extension, and improvement.

IN WITNESS WHEREOF, the City and the Board have caused this transfer and conveyance to be executed in their names and on their behalf by their undersigned officers who are duly authorized, on this 15th day of December, 2015.

Attest:

City of Vincent, Alabama

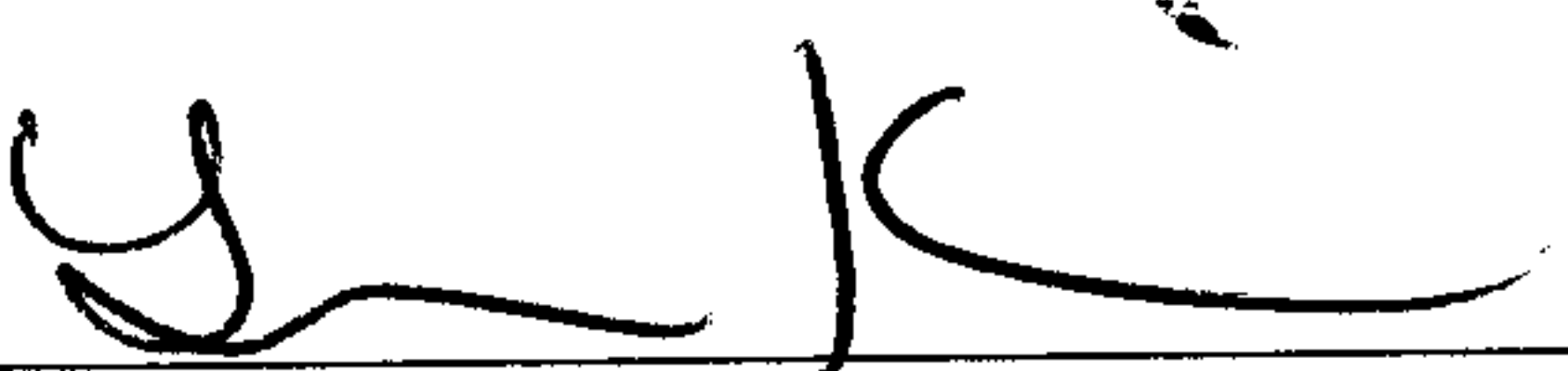

Joy Muller, City Clerk



by 
Ray H. McAllister, Mayor

Attest:

Water Works Board of the City of Vincent

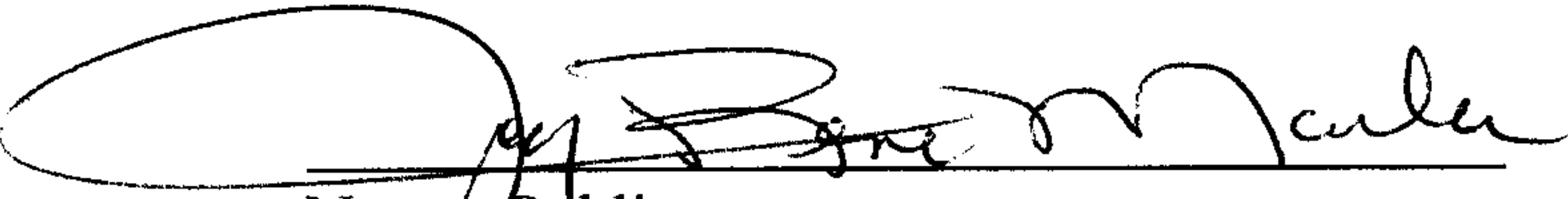

Secretary Larry King

by 
Chairman Stan Elliott

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ray H. McAllister, whose name as Mayor of the City of Vincent, Alabama, a municipal corporation, 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 as such officer and with full authority executed the same voluntarily for and as the act of said municipal corporation.

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

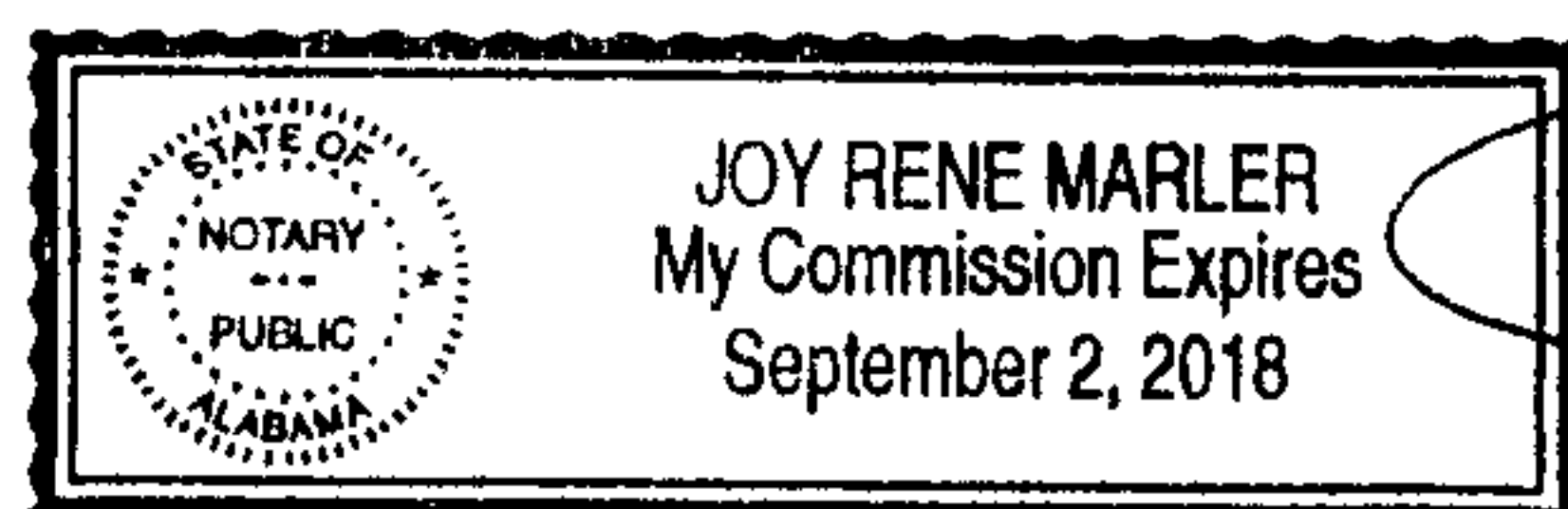

Notary Public

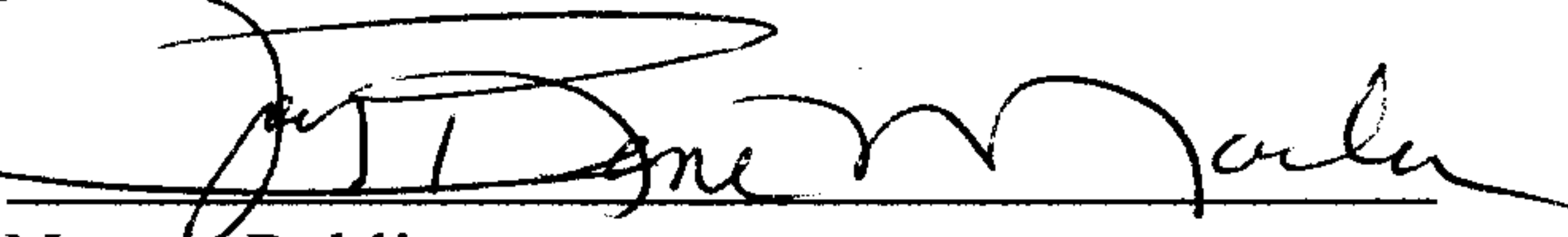


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stan Elliott, whose name as Chairman of The Water Works Board of the City of Vincent, a public utility corporation, 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of December, 2015.




Notary Public

This instrument was prepared without benefit of title evidence or survey by William R. Justice, P.O. Box 587, Columbiana, AL 35051.


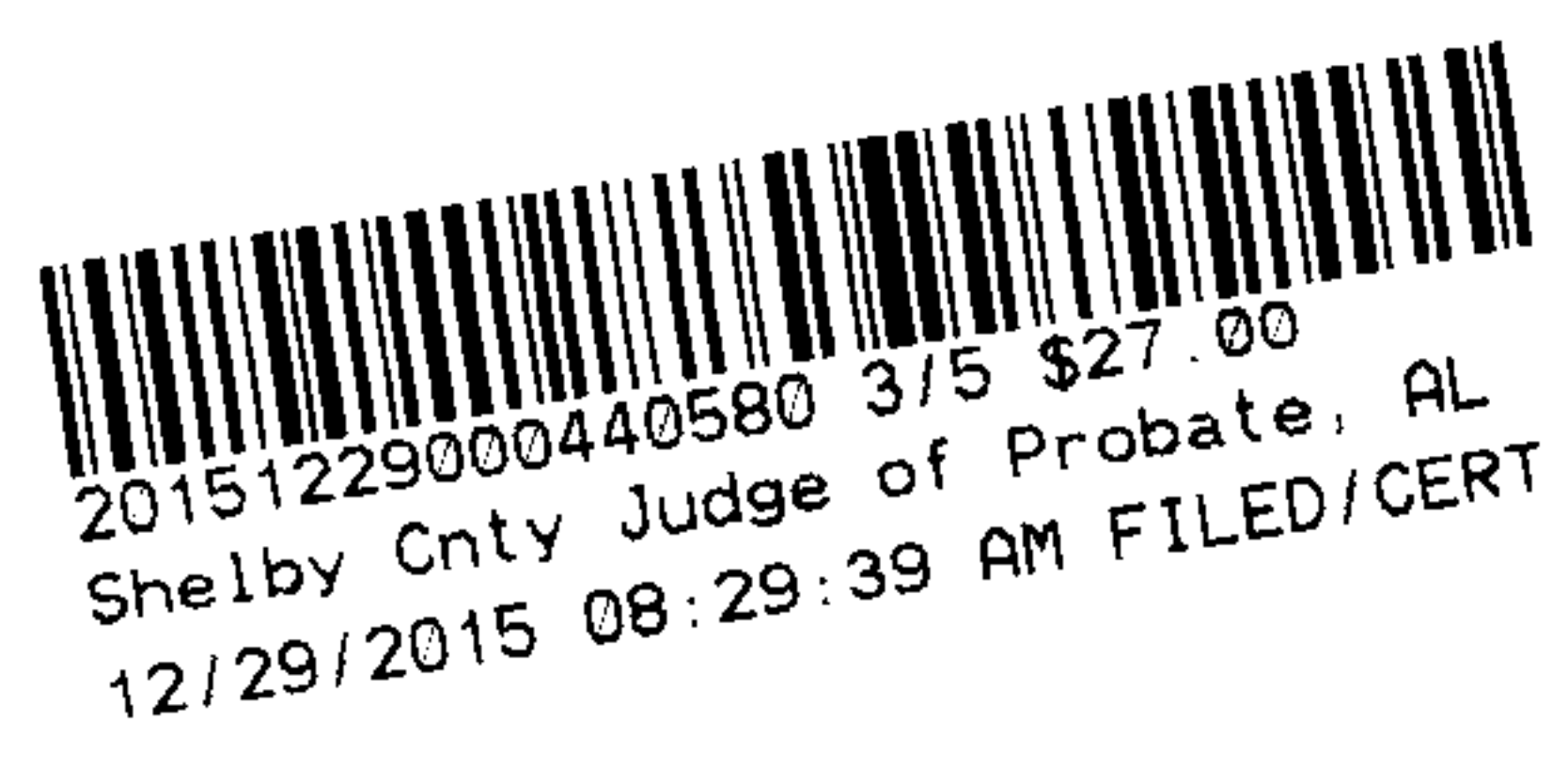

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EXHIBIT A
CITY OF VINCENT, ALABAMA
TO
THE WATER WORKS BOARD OF THE CITY OF VINCENT

A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 10, Township 19, Range 2 East, described as beginning at a point on the NE side of the right of way of the Central of Georgia RR 174 feet NW of the East line of said forty acres, measured along said right of way; thence continue NW along said right of way 420 feet; thence East 234 feet; thence North 141 feet; thence East 141 feet to the East line of said forty acres; thence South along said Section line 615 feet to the NE corner of the Ed Walton lot; thence West along the North side of said lot 108 feet to point of beginning, in Vincent, Alabama.

(a) A parcel of land located in Section 11, Township 19 North, Range 2 East, in the Town of Vincent, and more particularly described as follows: Commence at the point where the North line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the said Section 11 intersects the West line of State Highway No. 25; run thence in a Southerly direction along the West line of said Highway 25 a distance of 373 feet to the point of intersection with the South line of the road referred to as the Hill Road; thence Westerly, on a course of South 79 degrees 09 minutes West, 143 feet to the point of beginning for the description of the parcel herein described; continue Westerly on the same course 137.3 feet to a point; thence on a course of South 84 degrees 04 minutes West a distance of 284.8 feet to a point; thence on a course of South 12 degrees 18 minutes East 439.3 feet to a point; thence North 77 degrees 42 minutes East 477.77 feet to a point; thence North 20 degrees 31 minutes West a distance of 406.0 feet, more or less, to the point of beginning, and containing 4.53 acres; and

(b) an easement for construction, reconstruction, maintenance and operation of a water pipe line in Section 11, Township 19 North, Range 2 East, the location of the said easement being described as follows: Commence at the point of intersection of the North line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the said Section 11 with the West Right-of-way line of State Highway No. 25, and run Southerly along the Westerly line of Highway 25 a distance of 669 feet to the point of beginning of the center line of the said easement; and from the said point of beginning, run Westerly at right angles with said Highway 25, 100 feet, more or less; the said easement being a strip of land 10 feet wide, 5 feet on each side of the herein described center line and containing 0.02 acres, more or less;



A parcel of land lying and being in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 2 East, in Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of Section 23, Township 19 South, Range 2 East, and run west along the south line of Section 23 for a distance of 1,113.85 feet, more or less, to the point of tangent station (PT=113+40.8) on the county highway; thence, 90 degrees to the left for a distance of 40 feet to the center line of the said county highway; thence, in a northwesterly direction and along the center line of the said county highway for a distance of 1,851.71 feet, more or less, to the point of curve station (PC=94+89.3) on the said county highway; thence, an angle of 90 degrees on to the left for a distance of 40 feet on to the south right of way of the said county highway, the point of beginning; thence, continue on in this same direction for a distance of 210 feet to a point; thence, an angle of 90 degrees to the left for a distance of 210 feet to a point; thence, an angle of 90 degrees to the left for a distance of 210 feet, more or less, to the south right of way of the said county highway; thence, on in a northwesterly direction and along the south right of way of the said county highway for a distance of 210 feet, more or less, to the point of beginning; all the said parcel lying and being in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 2 East, in Shelby County, Alabama, and containing 1.0 acre, more or less; being the same parcel conveyed to the Town of Vincent, Alabama, by EBSCO Investment Services, Inc., dated November 14, 1968, and of record in the office of the said Judge of Probate in deed book 255 at page 457: The said parcel being also described in the sketch prepared by J. E. O'Toole Engineering Co., Inc., and attached to the said deed as Exhibit A thereto.

Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, thence easterly along the south line of the Northeast quarter of the Northeast quarter of said Section Two (2) 381.80 feet to a point in the right of way of Highway 231, thence 71 degrees 18 minutes to the left 143.20 feet to a point, thence 77 degrees 40 minutes to the left 593.80 feet to a point, thence 34 degrees 40 minutes to the left 249.54 feet to the point of beginning of the property being described, thence 90 degrees right 50 feet to a point, thence 90 degrees left 100 feet to a point, thence 90 degrees left 100 feet to a point, thence 90 degrees left 50 feet to the point of beginning, containing 10,000 square feet and being situated in the Northwest quarter of the Northeast quarter of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama.

Also conveying a 40 foot wide easement for ingress and egress, the centerline of said easement being more particularly described as follows:

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 2, Township 19 South, Range 2 East, thence easterly along the south line of the NE 1/4 of the NE 1/4 of said Section 2, 381.80 feet to a point in the R/O/W of Hwy 231, thence 71 deg. 18 min. to the left 143.20 feet to a point, thence 77 deg. 40 min. to the left 24.57 feet to the point of beginning of the easement being described, thence continue along last described course 569.23 feet to a point, thence 34 degrees 40 minutes to the left 249.54 feet to the end of said easement.



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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 Vincent, Alabama Grantee's Name The Water Works Board of the City of Vincent
Mailing Address P.O. Box 49 Mailing Address P.O. Box 300
Vincent, AL 35178 Vincent, AL 35178

Property Address _____ Date of Sale 12-15-15

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 115,320

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 11/23/2015

Print Ray H. McAllister, Mayor

Unattested

Sign

(verified by)

(Grantor) Grantee/Owner/Agent) circle one

Form RT-1



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