

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Calera
10947 Highway 25
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/00 DOLLARS (\$165,000.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Charlotte Patrick, single, Robbi Beshnak, married, Kristie Segers, single and, Tracie Martin, married (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, City of Calera, Alabama (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

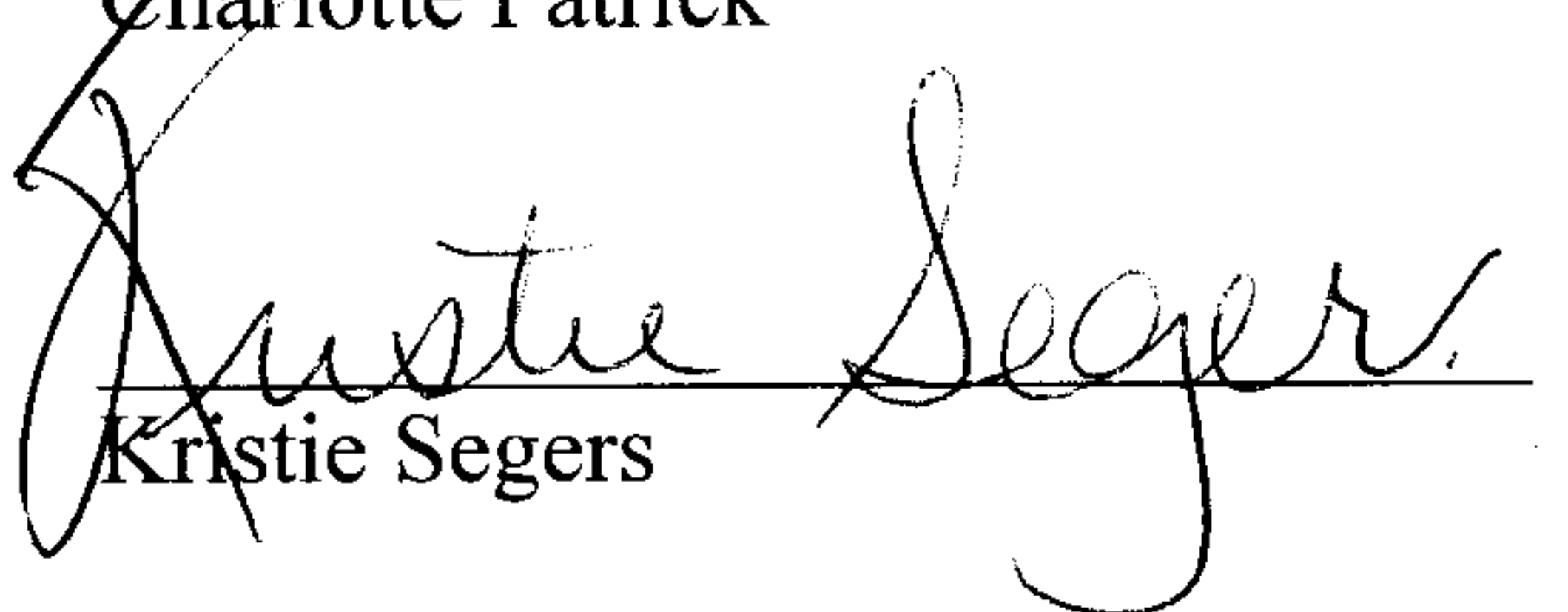
Subject to taxes for 2016 and subsequent years, easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

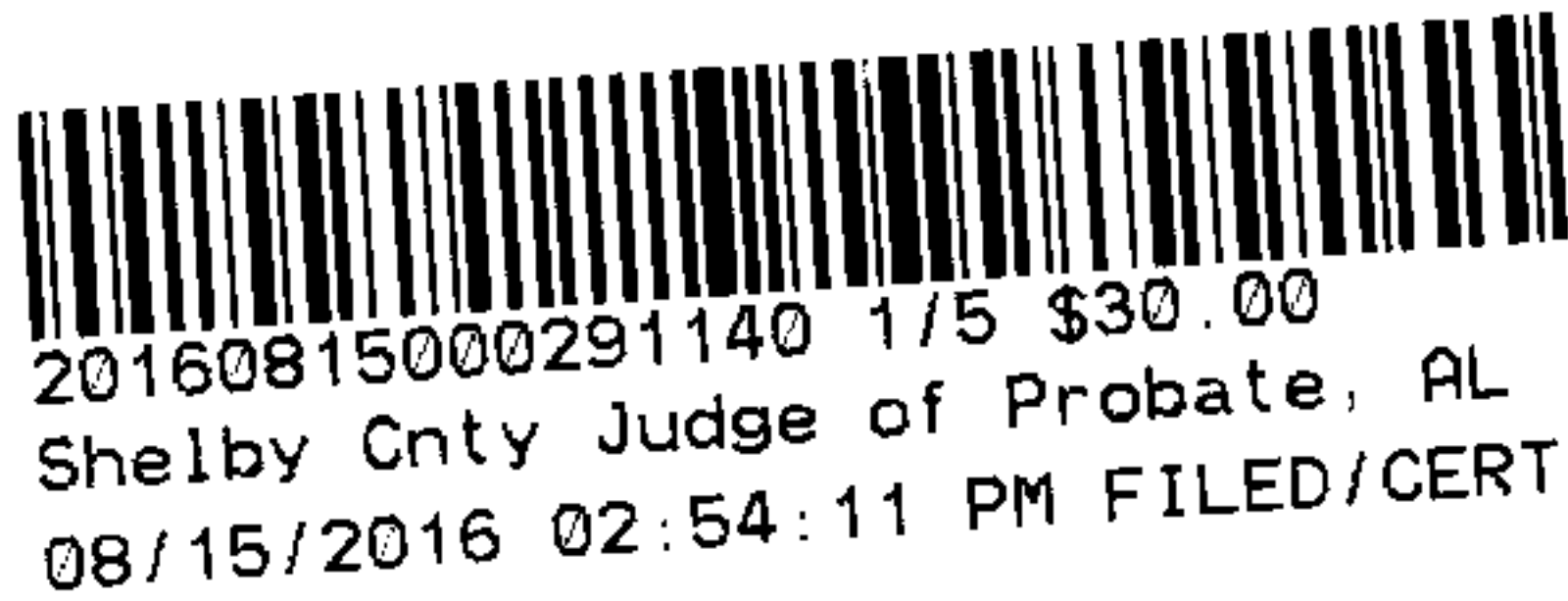
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of August, 2016.


Charlotte Patrick


Kristie Segers


Robbi Beshnak



STATE OF ALABAMA
SHELBY COUNTY

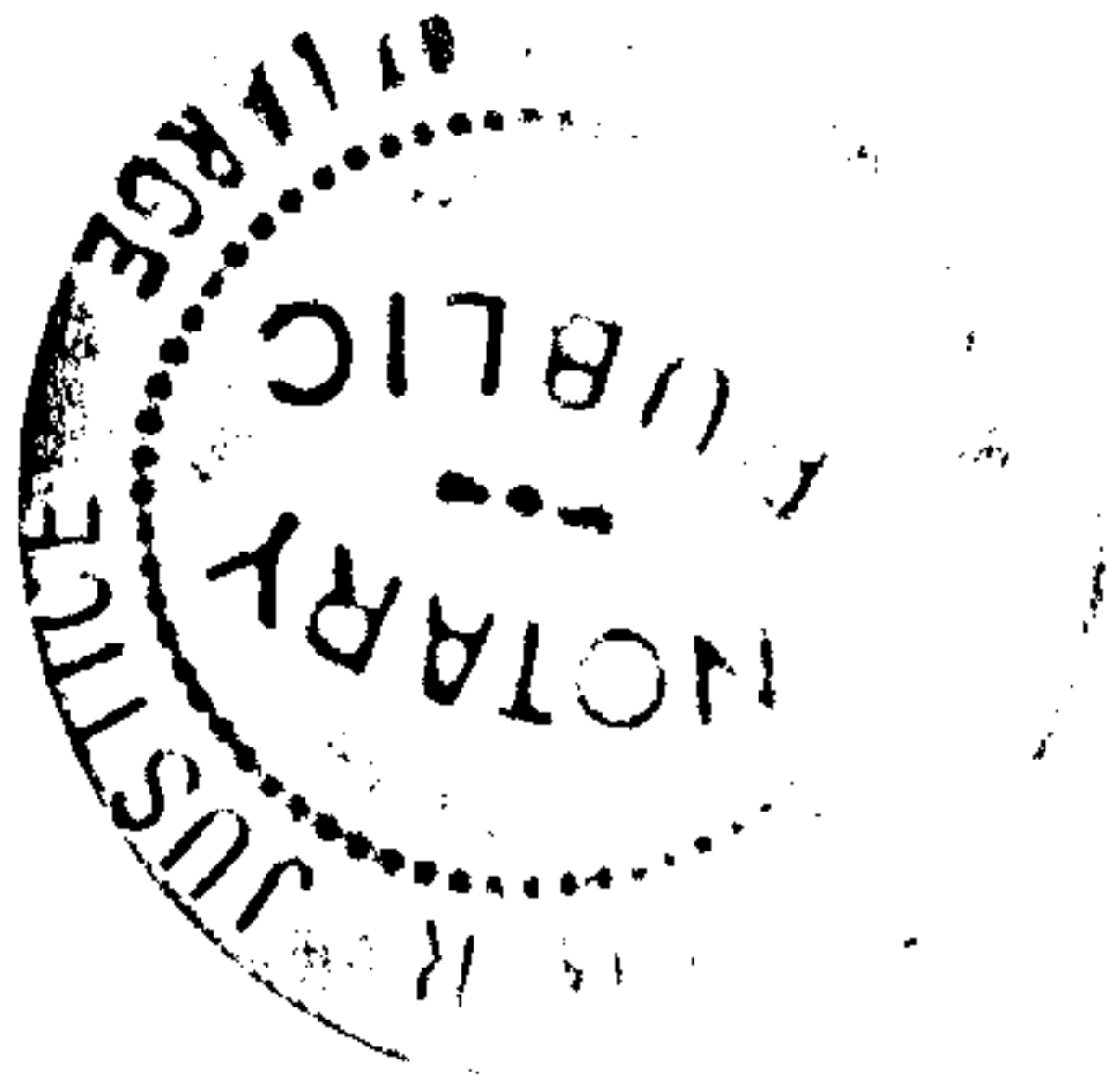
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte Patrick and Robbie Beshnak, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2016.


Notary Public

My Commission Expires: 9-11-19

(See Attached Additional Signature and Acknowledgement)



Tracie Martin
Tracie Martin

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tracie Martin, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2016.

Notary Public Alabama State At Large
My Commission Expires
March 11, 2018
Bonded Thru Notary Public Underwriters

James Robert Hurley
Notary Public

My Commission Expires: _____



20160815000291140 2/5 \$30.00
Shelby Cnty Judge of Probate, AL
08/15/2016 02:54:11 PM FILED/CERT

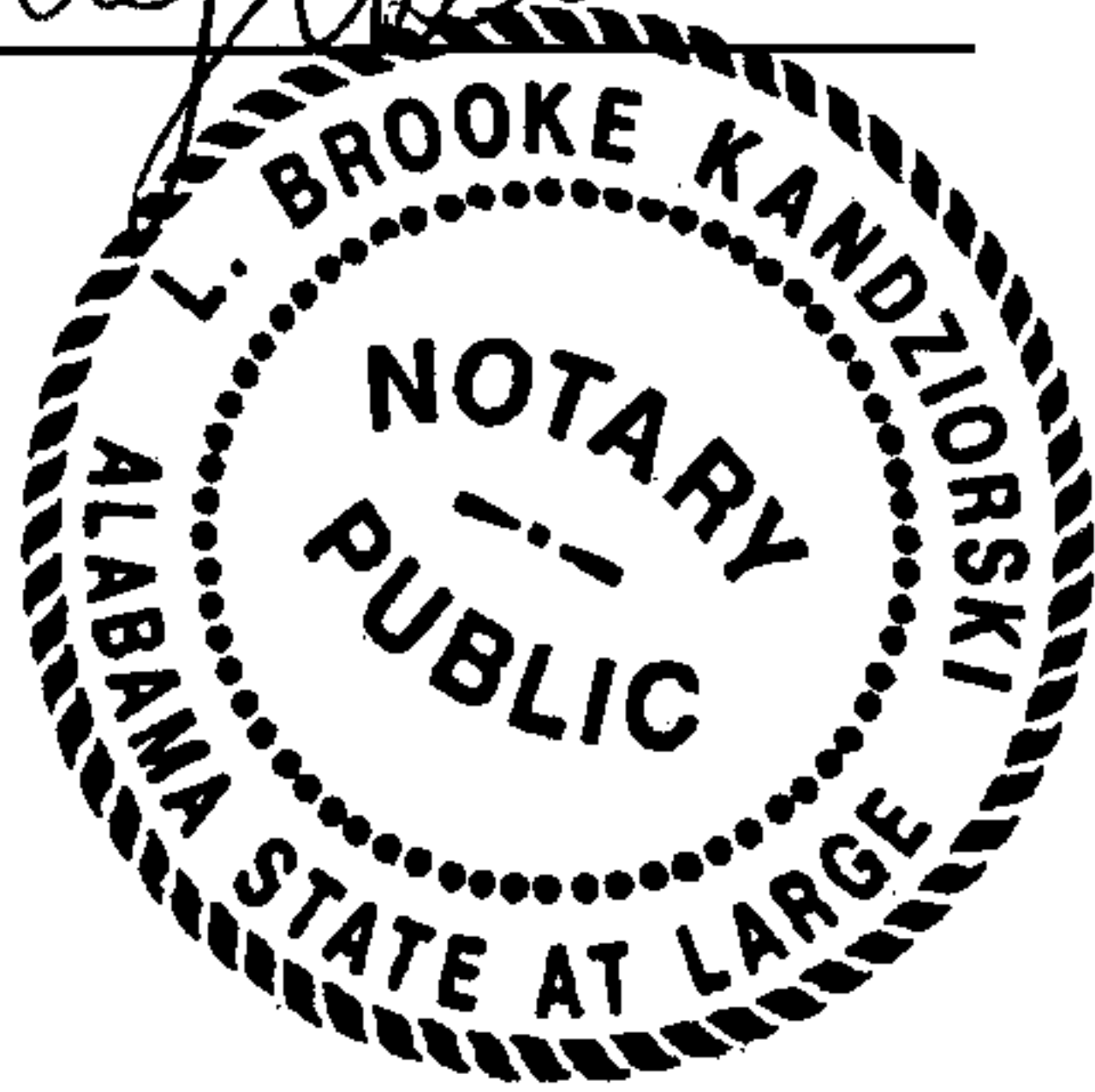
STATE OF ALABAMA
COUNTY OF Calhoun

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kristie Segers, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, 2016.

My Commission Expires: 11/21/2018

L. Brooke Kandzioriski
Notary Public



20160815000291140 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
08/15/2016 02:54:11 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A part of the NW 1/4 of NW 1/4 of Section 3, Township 24, Range 13 East, more particularly described as follows:
Beginning at the NW corner of lot formerly known as Della Glass lot on South right of way of Highway No. 25 and running in a westerly direction and parallel with said Highway a distance of 210 feet; thence run South and parallel with East line of said forty, to the South line of said NW 1/4 of NW 1/4; thence run East along South line of said forty a distance of 210 feet, more or less, to the SW corner of lot conveyed by Sandlin to Long; thence in a northerly direction and parallel with East line of said forty and along the West line of Long lot and West line of lot formerly known as Della Glass lot to point of beginning.

LESS AND EXCEPT:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N85°05'51"W, a distance of 420.00'; thence N00°11'59"E, a distance of 286.43' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 150.79'; thence S89°48'01"E, a distance of 143.07'; thence S00°11'59"W, a distance of 150.79'; thence N89°48'01"W, a distance of 143.07' to the POINT OF BEGINNING.

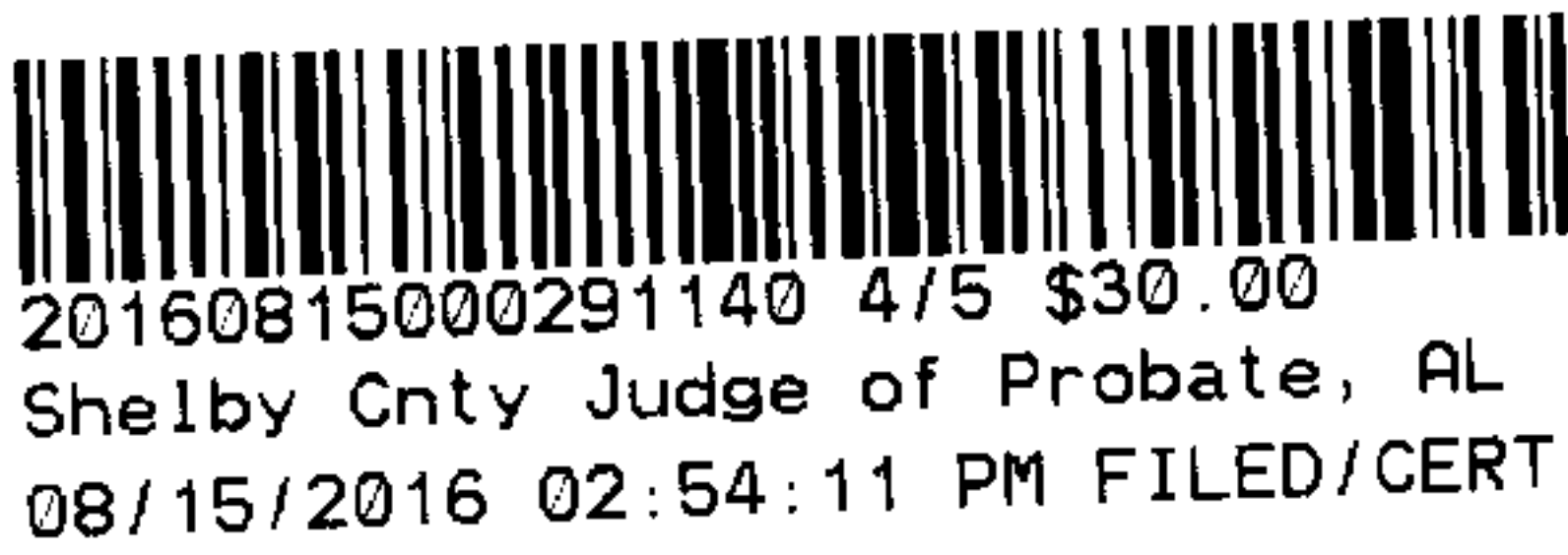
ALSO AND INCLUDING a 10' Ingess/Egress and Drainage Easement, lying 5' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N85°05'51"W, a distance of 420.00'; thence N00°11'59"E, a distance of 437.22'; thence S89°48'01"E, a distance of 79.91' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N15°36'16"W, a distance of 93.18'; thence N41°38'30"W, a distance of 89.24'; thence N00°11'59"E, a distance of 129.62' to a point on the Southerly R.O.W. line of Highway 25 and the POINT OF ENDING OF SAID CENTERLINE.

PARCEL II:

Commencing at the intersection of the East boundary of the NW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 13 East with the South boundary of the right of way of the Montevallo-Calera Highway; run thence in a southwesterly direction along the South boundary of said highway right of way a distance of 210 feet; thence South and parallel with the East boundary of said NW 1/4 of NW 1/4 a distance of 315 feet; thence run in a northeasterly direction and parallel with the South boundary of said Highway 210 feet to the East boundary of said NW 1/4 of NW 1/4; run thence North along said East boundary of said NW 1/4 of NW 1/4, 315 feet to the point of beginning.

Situated in Shelby County, Alabama.



This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantee's Name: City of Calera, AL

Mailing Address: 10947 Hwy 25
Calera, AL 35040

Date of Sale 8-12-16
Total Purchase Price \$ 165,000.00

Actual Value 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
 ☐ 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 8-12-16

Sign Joshua Segal
(Grantor/Grantee/Owner/Agent) **circle one**

Print _____

Print

Unattested

(Verified by)

