

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 **FORTY THOUSAND AND NO/00 DOLLARS (\$40,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charlotte Anthony Patrick, a single woman (herein referred to as grantor, whether one or more)** does 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:

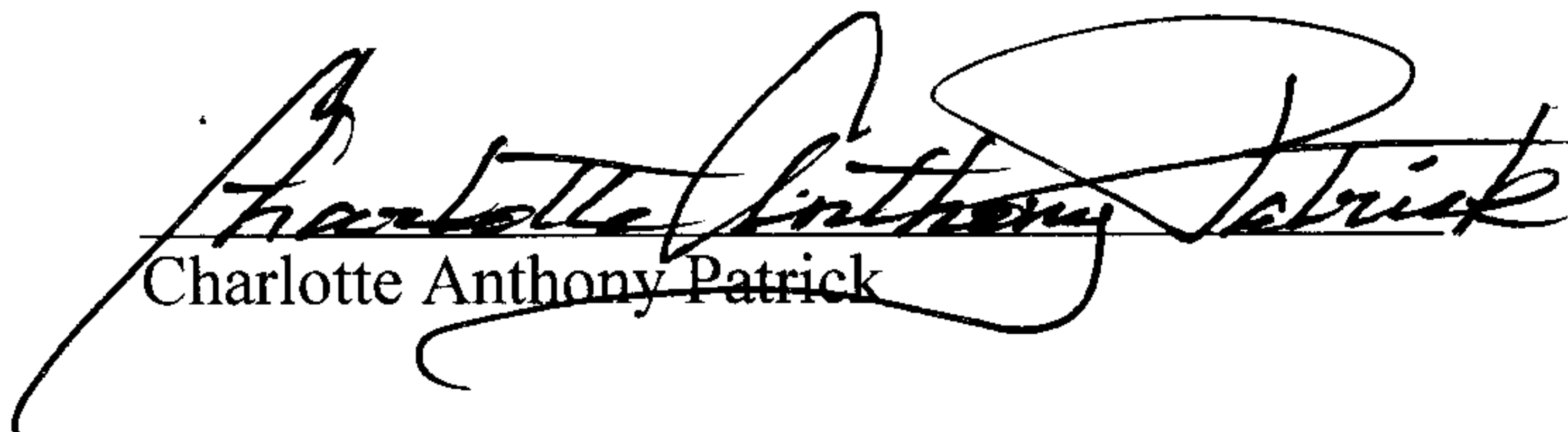
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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.

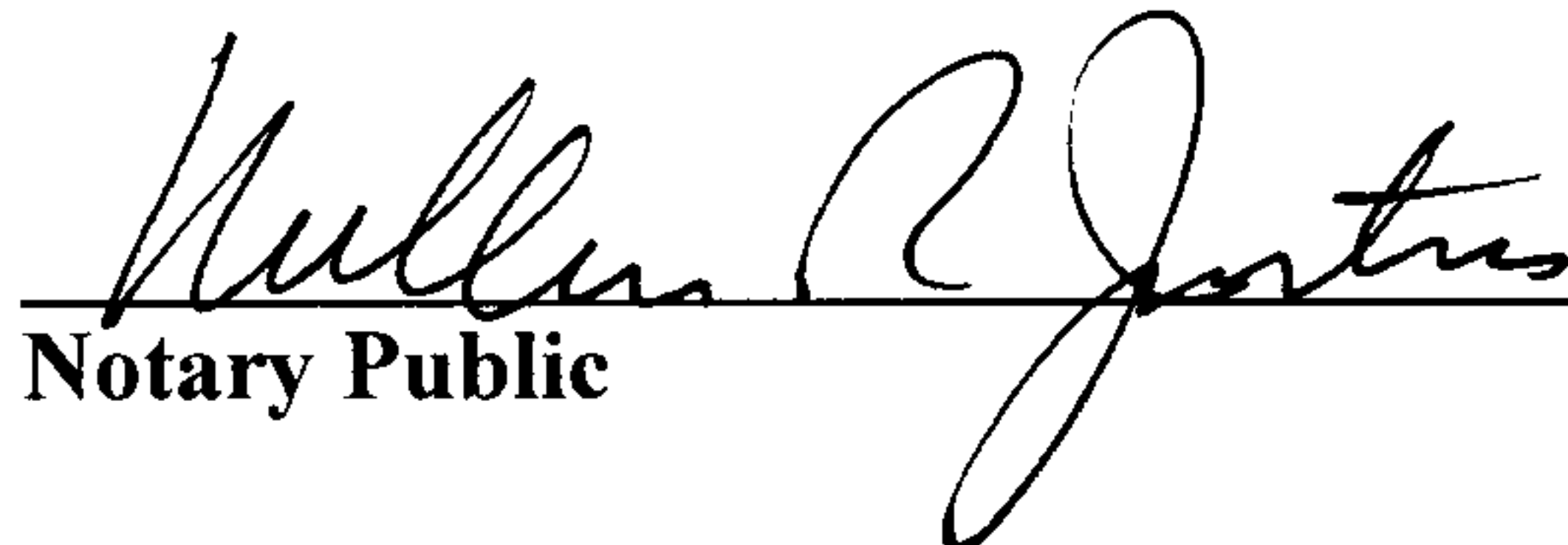

Charlotte Anthony Patrick

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte Anthony Patrick, 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.

My Commission Expires: 9-11-19


Notary Public



20160815000291530 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/15/2016 03:54:42 PM FILED/CERT



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commencing at a point where the East boundary line of the NW 1/4 of the NW 1/4 of Section 3, Township 24, Range 13 East crosses or intersects the South right of way line of the Calera-Montevallo Highway and run in a southwesterly direction along the South right of way line of the Calera-Montevallo Highway a distance of 420 feet for a point of beginning; thence run South 210 feet; thence in a southwesterly direction and parallel with said Highway 210 feet; thence North 210 feet to said Highway; thence in a northeasterly direction along the South right of way of said Highway 210 feet to the point of beginning. Lying in the NW 1/4 of NW 1/4 Section 3, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT that part of subject property sold to the State of Alabama recorded in Inst. No. 1992-18382 for the highway right of way.

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; thence run South along the East line of said 1/4-1/4 a distance of 315 feet to the southeast corner of James T. Patrick, Jr's lot being point of beginning of the lot herein described; thence run in a southwesterly direction along the South line of said Patrick lot to a point 210 feet West of the East line of said 1/4-1/4; thence South and parallel with the East line of said 1/4-1/4 to the South line of said 1/4-1/4; thence East along the South line of said 1/4-1/4 a distance of 210 feet to the southeast corner of said 1/4-1/4; thence North along the East line of said 1/4-1/4 to the point of beginning, being situated in the NW 1/4 of NW 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama.



20160815000291530 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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 : Charlotte A. Patrick
Mailing Address 88 Pamela Dr.
Calera, AL 35040

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

Property Address: Hwy 25
Calera, AL 35040

Date of Sale 8-12-16
Total Purchase Price \$ 40,000.00

or
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
☒ 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 8-12-16

X Sign Charlotte Patrick
(Grantor/Grantee/Owner/Agent) circle one

X Print Charlotte Patrick

☐ Unattested

(Verified by)

