

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

Grantee's Address:
P.O. Box 1910
Columbiana, AL 35051



20170413000125610 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/13/2017 12:56:41 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned Grantor, the City of Montevallo, Alabama, a municipal corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the County Board of Education of Shelby County, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

Lots 10, 11, and 12, Block G, according to Reynolds Addition of South Montevallo (also known as the H. C. and W. B. Reynolds Addition of South Montevallo), as shown by map recorded in Map Book 3, page 41, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, covenants, conditions, easements, rights of way, and encumbrances of record. Also, subject to water and sewer easement along the south line of Lot 12 described above.

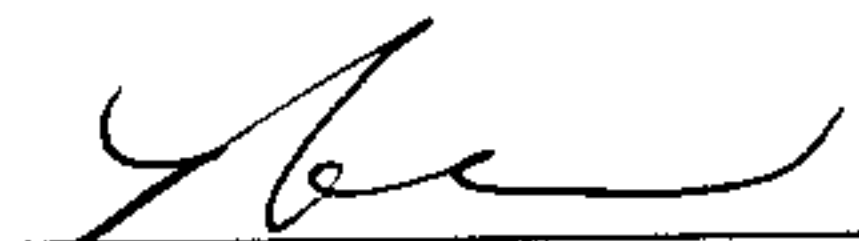
TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

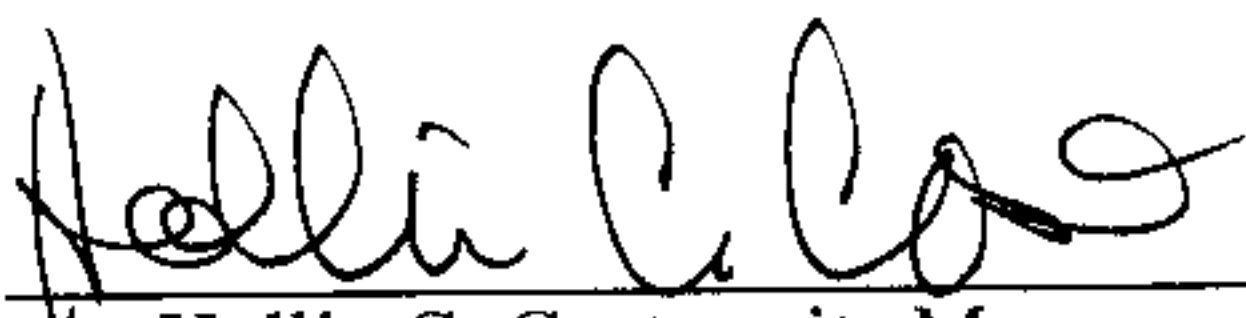
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its Mayor, Hollie C. Cost, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of September, 2016.

ATTEST:

City of Montevallo, Alabama


Clerk

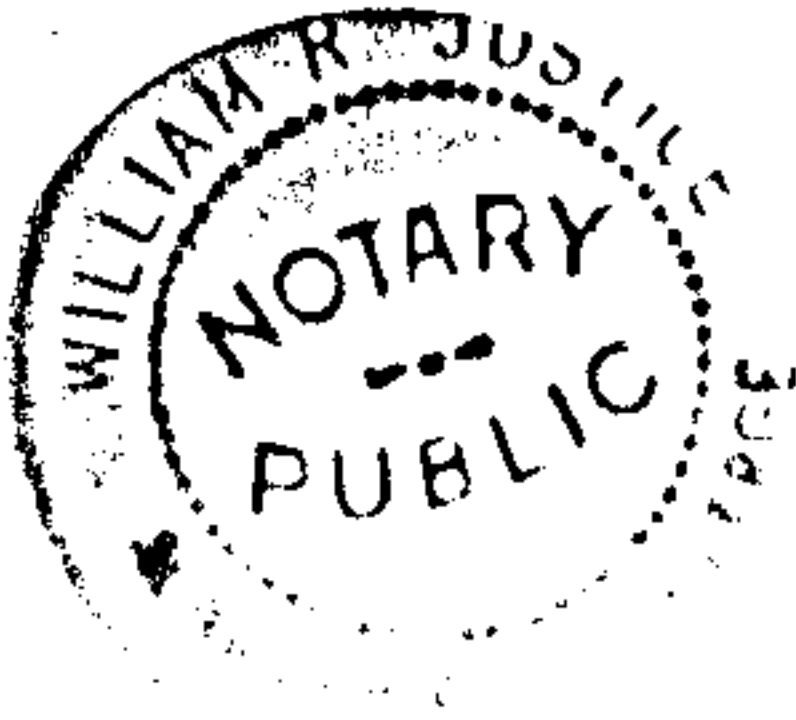
by 
Hollie C. Cost, as its Mayor

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Hollie C. Cost, whose name as Mayor of the City of Montevallo, 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, she, 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 9th day of September, 2016.



William R. Justice
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 Montevallo
Mailing Address 548 Main Street
Montevallo, AL 35115

Grantee's Name Shelby County Board of Education
Mailing Address PO Box 1910
Columbia, AL 35051

Property Address Samford St & Quail St.
Montevallo, AL

Date of Sale 9-9-16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 43,760

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 9-9-16

Print Hollie C. Cost, Mayor

☐ Unattested

Sign Hollie C. Cost

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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