

This instrument was prepared by:

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

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

WARRANTY DEED



20170413000125620 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/13/2017 12:56:42 PM FILED/CERT

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 County Board of Education of Shelby County, Alabama, a statutory county board of education (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 City of Montevallo, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

See legal description on attached Exhibit A, as shown on plat attached as Exhibit B

Subject to all restrictions, covenants, conditions, easements, rights of way, and encumbrances of record. Less and except mineral rights previously reserved.

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 Superintendent, Randy Fuller, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June, 2016.

County Board of Education of Shelby County,
Alabama

by Randy Fuller
Randy Fuller, as its Superintendent

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy Fuller, whose name as Superintendent of the Shelby County Board of Education, a statutory county board of education, 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 board of education.

Given under my hand and official seal, this the 27th day of June, 2016.



William R. Justice
Notary Public

EXHIBIT A

A parcel of land situated in the Southeast Quarter of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama;

COMMENCE at the point of intersection of the South Right-of-Way of Pineview Road with the West Right-of-Way of Parkway Circle, said point being the Northeast Corner of Lot 31, Arden Subdivision as recorded in the Office of the Judge of Probate for Shelby County Alabama in Plat Book 3, Page 64; thence run North $87^{\circ}25'44''$ West along the South Right-of-Way of Pineview Road and the North line of Lot 31, Arden Subdivision for a distance of 188.91 feet to a point on the East Right-of-Way of Highway 119; thence leaving the South Right-of-Way of Pineview Road and the North line of Lot 31 run South $01^{\circ}13'54''$ West along the East Right-of-Way of Highway 119 for a distance of 48.13 feet to a point; thence run North $88^{\circ}46'06''$ West along the East Right-of-Way of Highway 119 for a distance of 18.35 feet to the POINT OF BEGINNING of the following described parcel;

thence run North $88^{\circ}46'06''$ West along the East Right-of-Way of Highway 119 for a distance of 37.42 feet to a point; thence run South $01^{\circ}13'41''$ West along the East Right-of-Way of Highway 119 for a distance of 303.18 feet to the Point of Curvature of a curve to the right, having a radius of 584.04 feet, a central angle of $15^{\circ}45'44''$, a chord length of 160.16 feet and a chord bearing of South $09^{\circ}06'46''$ West; thence continue along the arc of said curve and the East Right-of-Way of Highway 119 for a distance of 160.67 feet to a point; thence leaving the East Right-of-Way of Highway 119 and said curve run South $00^{\circ}08'31''$ East for a distance of 82.70 feet to a point; thence run South $81^{\circ}20'30''$ East for a distance of 221.34 feet to a point in the center of a creek; thence run thence following the center of the creek run North $19^{\circ}57'37''$ West for a distance of 21.33 feet; thence run North $05^{\circ}51'36''$ East along the center of said creek for a distance of 31.50 feet; thence run North $26^{\circ}47'25''$ West along the center of said creek for a distance of 99.57 feet; thence run North $25^{\circ}32'28''$ West along the center of said creek for a distance of 143.46 feet; thence run North $05^{\circ}59'31''$ West along the center of said creek for a distance of 24.49 feet; thence run North $20^{\circ}41'40''$ East along the center of said creek for a distance of 40.63 feet; thence run North $07^{\circ}05'12''$ West along the center of said creek for a distance of 49.58 feet; thence run North $18^{\circ}46'03''$ West along the center of said creek for a distance of 84.17 feet; thence run North $02^{\circ}45'42''$ West along the center of said creek for a distance of 38.17 feet; thence run North $11^{\circ}28'25''$ West along the center of said creek for a distance of 78.97 feet to the POINT OF BEGINNING; said parcel containing 61,127 Square Feet (1.40 acres) more or less.



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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 Shelby County Board of Educ.
Mailing Address P.O. Box 1910
Columbiana, AL 35051

Grantee's Name City of Montevallo
Mailing Address 541 Main Street
Montevallo, AL 35115

Property Address Ashville Rd / Hwy 119
Montevallo, AL

Date of Sale 6-27-16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$28,000.00



20170413000125620 4/4 \$25.00
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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 6-27-16

Print William R. Justice

☐ Unattested

Sign

William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1