


STATE OF ALABAMA)
 :
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, paid in hand to **THE CITIZENSHIP TRUST**, an Alabama nonprofit corporation (herein called the "Grantor"), by **THE AMERICAN VILLAGE PUBLIC EDUCATIONAL BUILDING AUTHORITY OF THE CITY OF MONTEVALLO**, an Alabama public corporation (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real property, together with all improvements thereon, situated in the City of Montevallo in Shelby County, Alabama, described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever, subject, however, to the easements, restrictions, reservations, exceptions and encumbrances appearing of record in the office of the Judge of Probate of Shelby County, Alabama, as of the date of delivery of this Deed to the Grantee.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the Grantor is lawfully seized in fee simple of said premises; (ii) that said premises are free and clear from all encumbrances except as stated above; (iii) that the Grantor has a good right to sell and convey the same as aforesaid; and (iv) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, against all lawful claims of all persons.


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and behalf, has caused its corporate seal to be hereunto affixed, and has caused this conveyance to be attested, all by its duly authorized officers, on the 27th day of June, 2017.

THE CITIZENSHIP TRUST

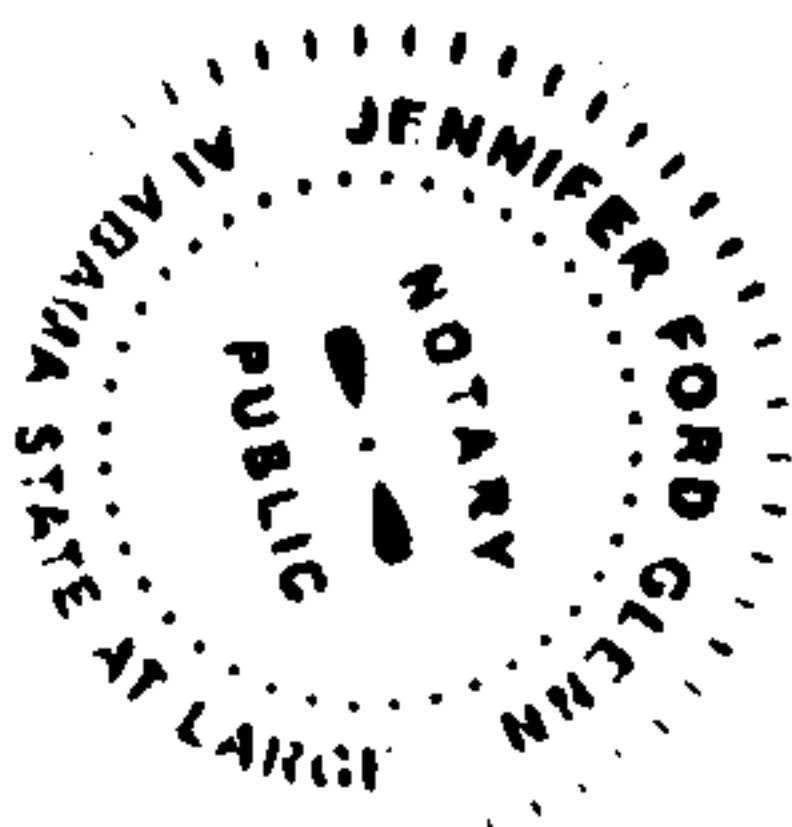
By: 
Its Executive Director

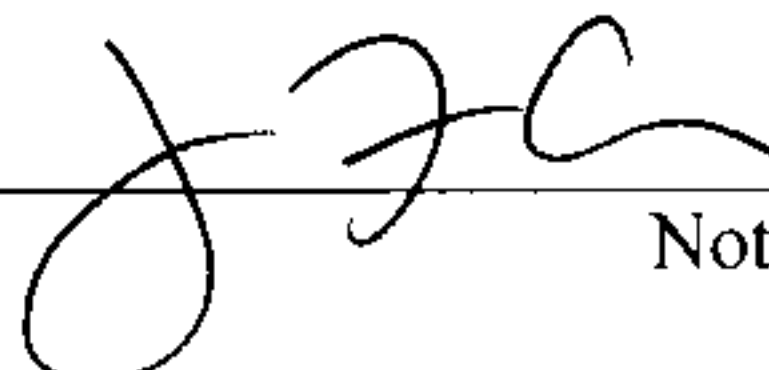
STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS G. WALKER, JR., whose name as Executive Director of THE CITIZENSHIP TRUST, a nonprofit corporation organized and existing under the laws of the State of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said nonprofit corporation.

GIVEN under my hand and seal, this 27th day of June, 2017.

[NOTARIAL SEAL]




Notary Public

JENNIFER FORD GLENN
My Commission Expires: Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 08, 2019



20170629000233210 2/4 \$25.00
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EXHIBIT A

A parcel of land a part of which is situated in the SE 1/4 of the SW1/4 of Section 2, Township 22 South, Range 3 West, a part of the SW 1/4 of the SW 1/4 of said section, and a part in the North 1/2 of the NW 1/4 of Section 11, Township 22 South, Range 3 West, and described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of said Section 2 and go South 1.58 feet and then West 14.59 feet to a point at the junction of a fence forming the West boundary of this tract, with a fence forming the South boundary of same for point of beginning; thence go North 89 degrees 45 minutes East along this fence forming the South border 1026.22 feet to West border of Highway 119; thence North 0 degrees 27 minutes West along this Highway border 193.58 feet; thence continue along this border North 4 degrees 27 minutes West 36.42 feet; thence North 89 degrees 08 minutes West 1031.67 feet; thence South 2 degrees 13 minutes East along fence forming West border 249.84 feet to paint of beginning.

LESS AND EXCEPT a parcel of land described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 3 West and go South 1.58 feet' thence West 14.59 feet to a point on a fence; thence go North 2 degrees 13 minutes West along a fence for 249.84 feet; thence go South 89 degrees 08 minutes East for 798.17 feet to the point of beginning; thence continue South 89 degrees 08 minutes East for 233.50 feet to a point on the West border of State Highway No. 119; thence go South 4 degrees 27 minutes East along the West boundary of said highway for 36.42 feet; thence go South 00 degrees 27 minutes East for 88.58 feet along the West boundary of said highway; thence go North 89 degrees 10 minutes West for 236.06 fee; thence go North 00 degrees 26 minutes West for 125.00 feet back to the point of beginning.

Situated in Shelby County, Alabama.

This Instrument Prepared By:

E. Alston Ray
Butler Snow LLP
One Federal Place, Suite 1000
1819 Fifth Avenue North
Birmingham, Alabama 35203
Telephone: (205) 297-2211

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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 : The Citizenship Trust
Mailing Address P O Box 6
Montevallo, AL 35115

Grantee's Name: The American Village
Mailing Address: P O Box 6
Montevallo, AL 35115

Property Address: Hwy 119
Montevallo, AL

Date of Sale 6/29/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 320,900.00

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
 x Other - Tax Assessor

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 6-29-17

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

 Unattested

(Verified by)

Form RT-1

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