

Mail Tax Notice To:

City of Alabaster
1953 Municipal Way
Alabaster, AL 35007
Attention: City Clerk

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

This instrument should be returned to:

City of Alabaster
1953 Municipal Way
Alabaster, AL 35007
Attention: City Clerk



20171030000393140 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
10/30/2017 04:09:33 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **ROBERT C. BARNETT**, a married adult person, and **CHARLES G. KESSLER**, an unmarried adult person, (collectively, the "Grantors"), for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) cash in hand paid by the **CITY OF ALABASTER, ALABAMA**, an Alabama municipal corporation (the "Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantors, do hereby grant, bargain, sell, and convey unto Grantee the real property situated in Shelby County, Alabama, as more particularly described on **EXHIBIT A** attached hereto and made a part hereof, including any improvements located thereon (the "Property").

The Property is not the homestead of either of the Grantors.

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

The Grantors do hereby covenant with the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of the Property and have a good right to sell and convey the Property. The Grantors do hereby warrant the title to the Property, and will defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through, or under the Grantors, and that the Property is free and clear of all liens and encumbrances, except for the Permitted Exceptions set forth in **EXHIBIT B** attached hereto and made a part hereof against which the Grantors shall not defend.

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, Grantor has executed this deed on this the 27th day of October, 2017.

Grantors:

By: [Signature]
Name: **Robert C. Barnett**

By: [Signature]
Name: **Charles G. Kessler**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County certify that **Robert C. Barnett**, an adult person, whose name 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 said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 27th day of October, 2017.

{NOTORIAL SEAL}

[Signature]
Notary Public

My commission expires: 1-31-2021

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County certify that **Charles G. Kessler**, an adult person, whose name 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 said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 27th day of October, 2017.

{NOTORIAL SEAL}

[Signature]
Notary Public

My commission expires: 1-31-2021

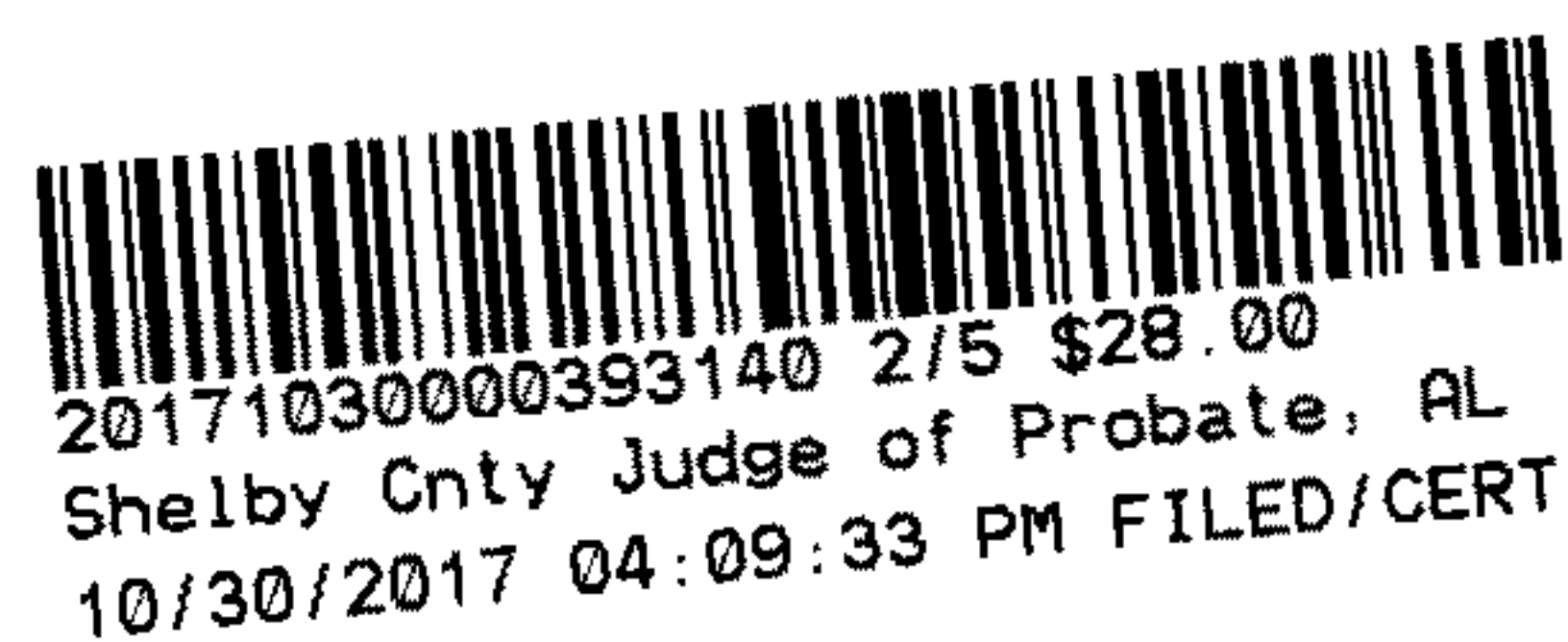


EXHIBIT A

Legal Description of the Property

Lot 3, according to the Survey of the Adrian Subdivision, as recorded in Map Book 31, Page 128, in the Probate Office of Shelby County, Alabama.

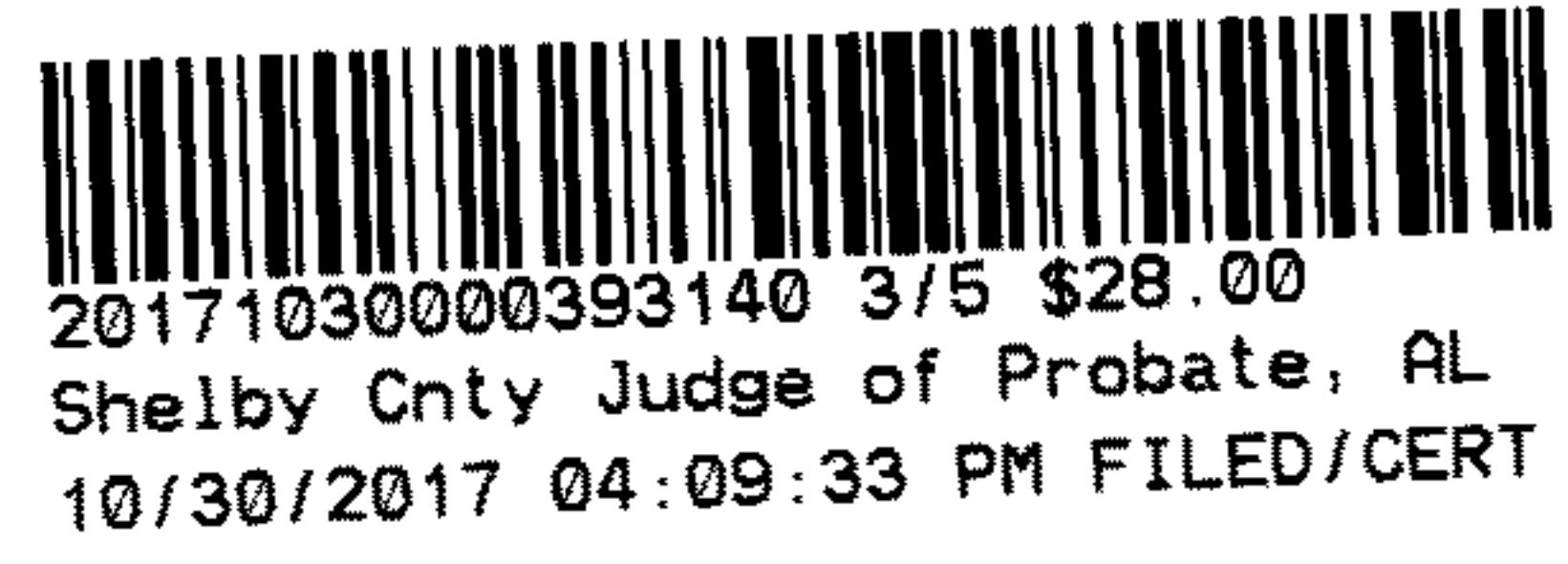



EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2018, a lien, but not yet payable, until October 1, 2018, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Easements and building setback lines as shown by recorded plat.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, pages 90, 91, and 92; Deed Book 121, pages 189 and 190; Deed Book 130, page 287; Deed Book 136, page 339; Deed Book 105, page 24; and Deed Book 232, page 99, as recorded in the Probate Office of Shelby County, Alabama.
6. Right-of-way to Shelby County as recorded in Deed Book 124, pages 203 and 209.
7. Easement to Plantation Pipe Line as recorded in Deed Book 112, pages 289 and 293, and Deed Book 236, page 564, in said Probate Office.
8. Unrecorded Sewer Easement to the City of Alabaster dated September 2001 on the Easterly side of the Property as shown by record plat.
9. Mineral and mining rights and all rights incident thereto as recorded in Instrument #2003-30258 in said Probate Office.
10. Restrictions, limitations, conditions, and other provisions as shown by record plat.
11. Restrictions, conditions, and limitations contained in that deed to the City of Alabaster recorded in Instrument #2003-61616 in said Probate Office.
12. All matters affecting the Property recorded in said Probate Office.


20171030000393140 4/5 \$28.00
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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 Robert C. Barnett & Charles G. Kessler
Mailing Address P. O. Box 12081
Birmingham, AL 35202

Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007
Attention: City Clerk

Property Address See Exhibit A of deed attached hereto.

Date of Sale October 27, 2017


Total Purchase Price \$ 800,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____


20171030000393140 5/5 \$28.00
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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

☐ 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.

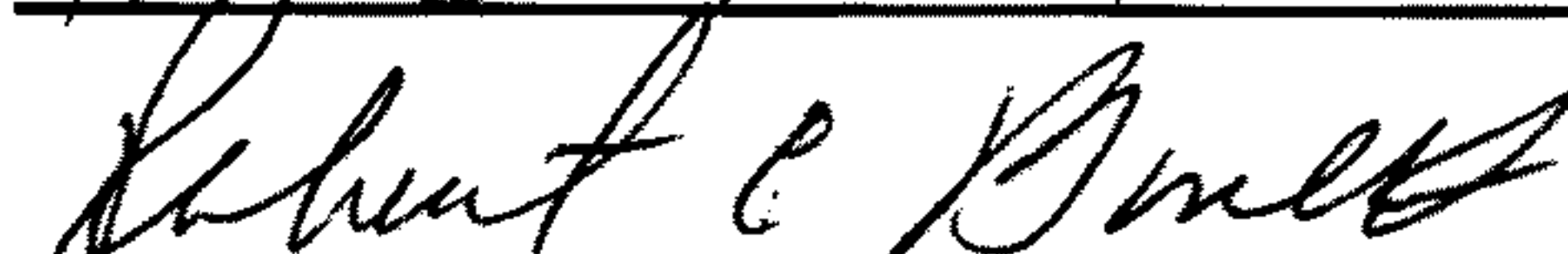
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10-27-17

Print Robert C Barnett

Sign



Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1