

This instrument prepared by:

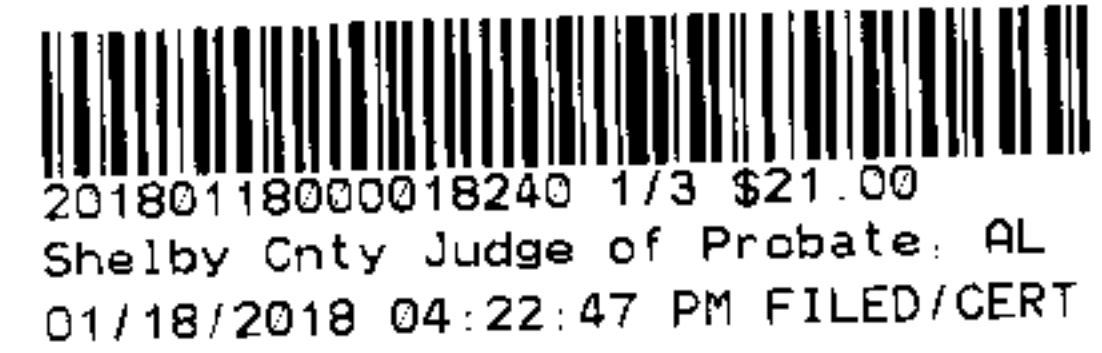
Robert C. Barnett
2107 5th Avenue North
Birmingham, AL 35203

Send tax notice to:

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

STATE OF ALABAMA)

SHELBY COUNTY)



DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS, that Charles G. Kessler, Jr., also known as Charles Kessler, an unmarried man, for the consideration of One Dollars (\$1.00) and a donation to the City of Alabaster, does hereby grant, bargain, sell and convey an undivided one half interest in the following described property to the City of Alabaster, Alabama, to wit:

Lot 2 according to the Survey of Adrian Subdivision, as recorded in Map Book 31, Pages 128 A, B, and C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following, to wit:

- 1) Taxes due in the year 2018, a lien, but not yet payable, until October 1, 2018.
- 2) Rights or claims of parties in possession not shown by the public records.
- 3) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4) Any prior reservation or conveyance, together with release of damages, or minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
- 5) Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.
- 6) 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 Office of the Judge of Probate of Shelby County, Alabama.
- 7) Right-of-way to Shelby County as recorded in Deed Book 124, pages 203 and 209.
- 8) 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.
- 9) Unrecorded Sewer Easement to the City of Alabaster, dated September 2001, on the Easterly side of subject property as shown by record plat.

10) Mineral and mining rights and all rights incident thereto as recorded in Instrument# 2003-30258, in said Probate Office.

11) Restrictions, limitations, conditions, and other provisions as shown by record plat.

12) Restrictions, conditions, and limitations as contained in that deed to the City of Alabaster recorded in Instrument #2003-61616, in said Probate Office.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances whatsoever created by, from, through or under the Grantor.

Property is sold "AS IS"

IN WITNESS WHEREOF, I have set my hand & seal this 29th day of December, 2017.

Witness

Charles G. Kessler, Jr.
Charles G. Kessler, Jr.

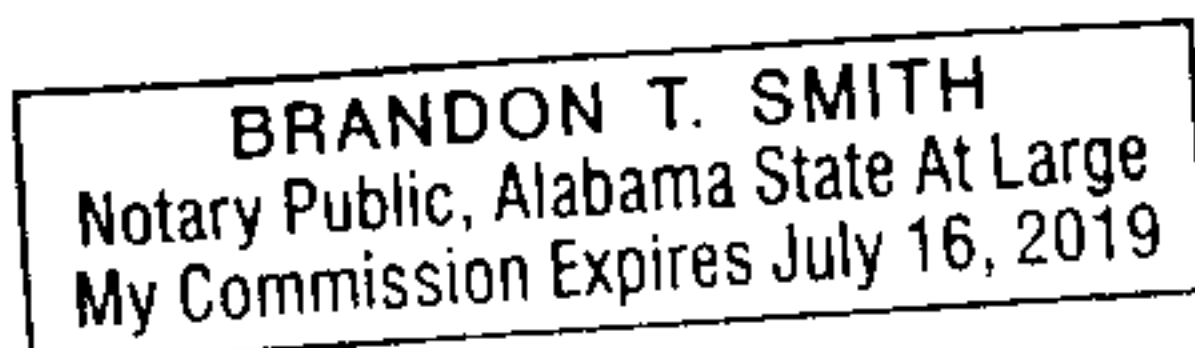
STATE OF ALABAMA)

JEFFERSON COUNTY)

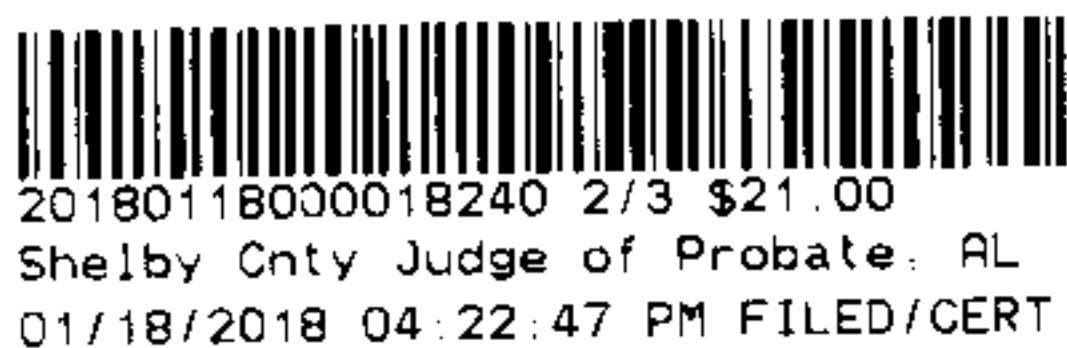
ACKNOWLEDGMENT

I, the undersigned, Brandon T. Smith, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., an unmarried man, 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2017.



Brandon T. Smith
Notary Public
My Commission Expires: _____



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
Mailing Address 2107 5th Ave North
Birmingham, AL 35203

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

Property Address SAME

Date of Sale 12/29/2017


Total Purchase Price \$ 1.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____


20180118000018240 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/18/2018 04:22:47 PM FILED/CERT

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 Donated to the City of Alabaster

☐ 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 1-18-18

Print Jeffrey W. Brumlow, Esq.

Sign  (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1