

This Instrument was Prepared by:

Send Tax Notice To: THE TOWN OF WILSONVILLE

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P O Box 70
Wilsonville, AL 35184

File No.: S-18-24502

WARRANTY DEED

20180326000097500 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/26/2018 10:46:30 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Five Thousand Dollars and No Cents (\$95,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Dale New, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **THE TOWN OF WILSONVILLE**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.

\$75,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of March, 2018.

Dale New

Dale New

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Dale New**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2018.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

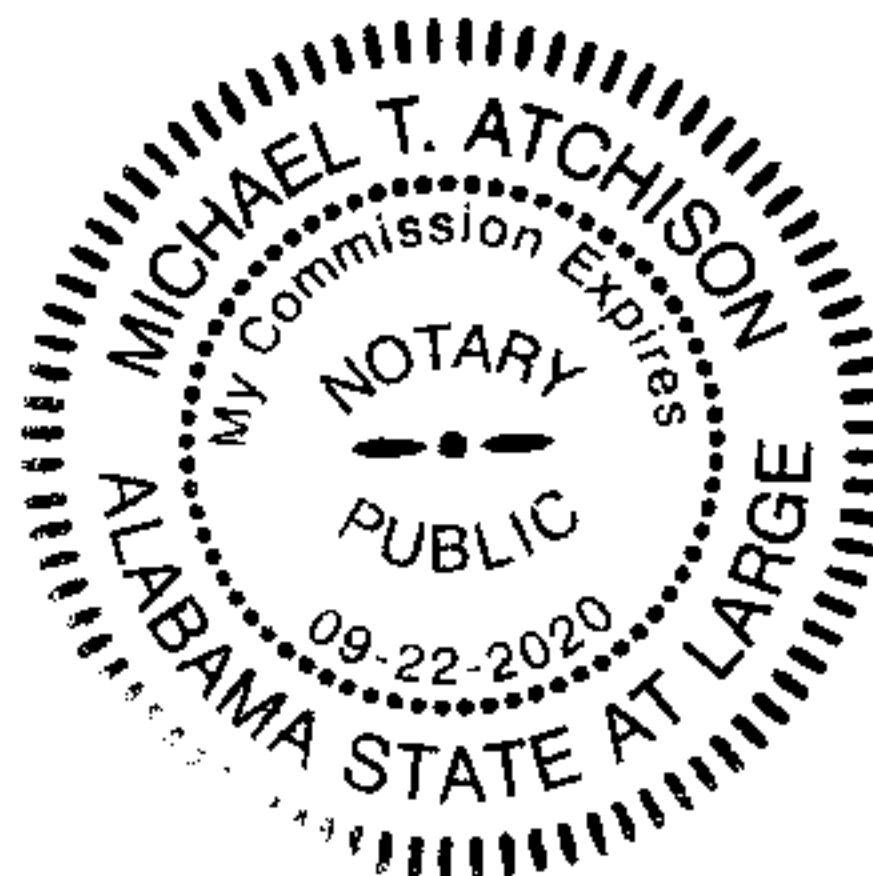


EXHIBIT "A"
LEGAL DESCRIPTION



20180326000097500 2/3 \$22.00
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PARCEL I:

Commence at the southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section a distance of 40.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 39.90 feet to the South R.O.W. line of Alabama Highway No. 25; thence turn an angle of 81 degrees 52 minutes to the right and run a distance of 299.80 feet to a point on said R.O.W.; thence turn an angle of 2 degrees 30 minutes to the right and run a distance of 51.20 feet to a point on said R.O.W.; thence turn an angle of 00 degrees 31 minutes to the left and run a distance of 145.49 feet to a point on said R.O.W. line; thence turn an angle of 2 degrees 16 minutes to the left and run a distance of 90.25 feet; thence turn an angle of 3 degrees 44 minutes to the left and run a distance of 204.00 feet to a point on said R.O.W. line; thence turn an angle of 2 degrees 42 minutes to the left and run a distance of 70.55 feet, to a point on the R.O.W. line and the point of beginning; thence turn an angle of 1 degree 11 minutes to the left and run a distance of 108.50 feet to a point on the South R.O.W. line of Alabama Highway No. 25; thence turn an angle of 87 degrees 12 minutes to the right and run a distance of 177.25 feet to the North R.O.W. line of the Southern Railroad; thence turn an angle of 84 degrees 16 minutes to the right and run along the railroad R.O.W. a distance of 151.08 feet; thence turn an angle of 107 degrees 43 minutes to the right and run a distance of 202.02 feet to the point of beginning; situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East.

LESS AND EXCEPT part sold to Dennis N. Blackerby and Tammy K. Blackerby recorded in Inst. No. 1993-27171, in Probate Office of Shelby County, Alabama.

PARCEL II:

Commence at the southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section a distance of 40.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 39.90 feet to the South R.O.W. line of Alabama Highway No. 25; thence turn an angle of 81 degrees 52 minutes to the right and run a distance of 299.80 feet to a point on said R.O.W.; thence turn an angle of 2 degrees 30 minutes to the right and run a distance of 51.20 feet to a point on said R.O.W.; thence turn an angle of 00 degrees 31 minutes to the left and run a distance of 135.49 feet to a point on said R.O.W. line; thence continue in the same direction along said R.O.W. line a distance of 10.00 feet; thence turn an angle of 2 degrees 16 minutes to the left and run a distance of 90.25 feet; thence turn an angle of 3 degrees 44 minutes to the left and run a distance of 204.00 feet to a point on said R.O.W. line and the point of beginning; thence turn an angle of 2 degrees 42 minutes to the left and run a distance of 70.55 feet to a point on said R.O.W. line; thence turn an angle of 98 degrees 00 minutes to the right and run a distance of 202.02 feet to the North R.O.W. line of the Southern Railroad; thence turn an angle of 72 degrees 17 minutes to the right and run along the railroad R.O.W. line a distance of 87.85 feet; thence turn an angle of 111 degrees 20 minutes to the right and run a distance of 219.41 feet to the point of beginning. Situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Dale New</u>	Grantee's Name	<u>THE TOWN OF WILSONVILLE</u>
Mailing Address	<u>291 Longhorn Lane</u> <u>Columbiana, AL 35057</u>	Mailing Address	<u>PO Box 70</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>Aceage</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 23, 2018</u>
		Total Purchase Price	<u>\$95,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 of 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 March 19, 2018

Print Dale New (AS TO PARCEL I AND II)

Unattested

Sign Dale New

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1