

This Instrument was Prepared by:

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

File No.: S-18-24503

Send Tax Notice To: THE TOWN OF WILSONVILLE
AL

PO, Box 70
Wilsonville AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, 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, **Tammy K. Blackerby**, a single woman (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;

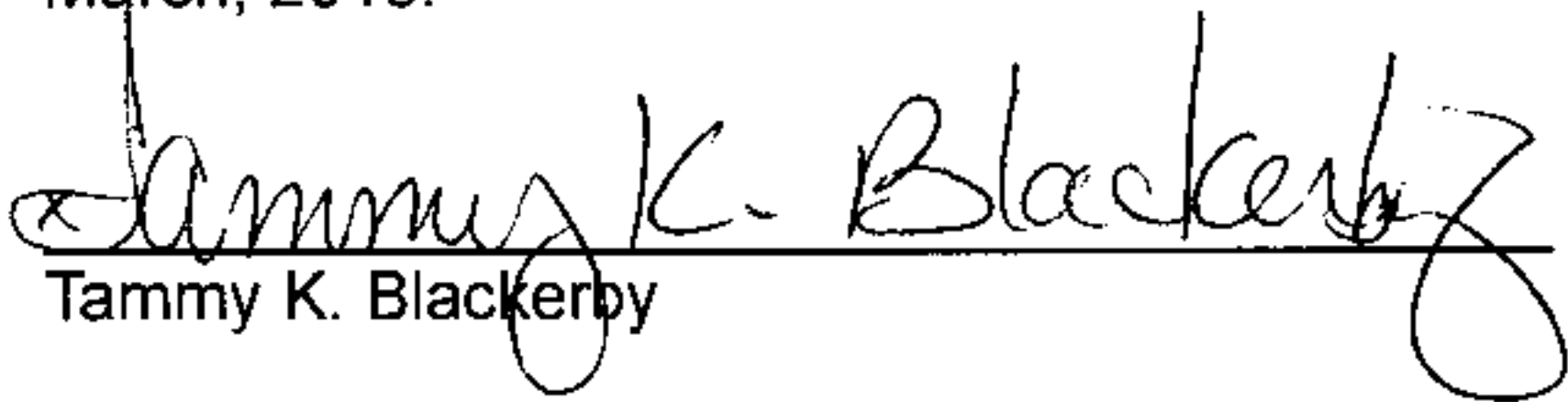
SEE EXHIBIT "A" ATTACHED HERETO

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 her spouse.

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.



Tammy K. Blackerby

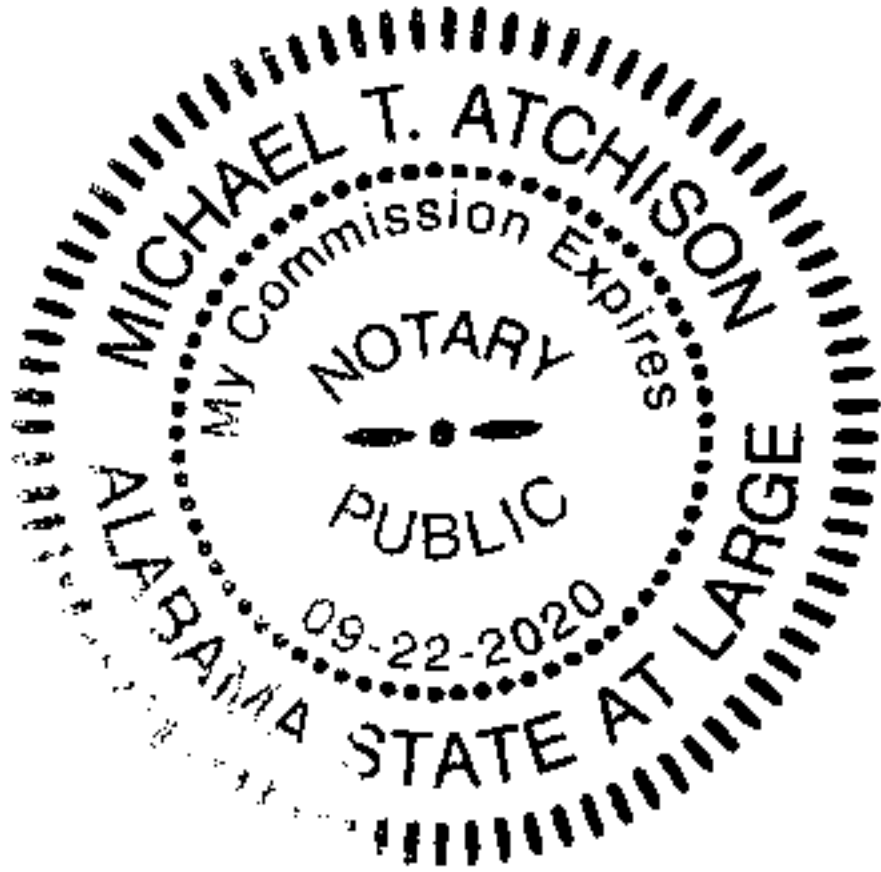
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Tammy K. Blackerby, 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.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020






20180328000102160 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/28/2018 11:10:41 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 40.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 39.90 feet to the South right of way 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 right of way; thence turn an angle of 02 degrees 30 minutes to the right and run a distance of 51.20 feet to a point on said right of way line; 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 right of way line; thence turn an angle of 2 degrees 16 minutes to the left and run a distance of 90.25 feet on said right of way line; thence turn an angle of 03 degrees 44 minutes to the left and run a distance of 204.0 feet to a point on said right of way line; thence turn an angle of 02 degrees 42 minutes to the left and run a distance of 70.55 feet to a point on said right of way line; thence turn an angle of 01 degrees 11 minutes to the left and run a distance of 108.83 feet to a point on said right of way line; thence turn an angle of 87 degrees 09 minutes 53 seconds to the right and run a distance of 89.27 feet to the point of beginning; thence continue along last course for 89.27 feet to a point on the North right of way line of the Southern Railroad; thence turn an angle of 84 degrees 32 minutes 30 seconds to the right and run a distance of 151.41 feet along said railroad right of way line to a point; thence turn an angle of 107 degrees 25 minutes 43 seconds to the right and run a distance of 101.26 feet; thence turn an angle of 75 degrees 59 minutes to the right and run 129.80 feet to the point of beginning.

According to the survey of Larry W. Carver, AL Reg. No. 15454, dated February 8, 1993.


20180328000102160 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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 Tammy K. Blackerby
Mailing Address _____

Grantee's Name THE TOWN OF WILSONVILLE
Mailing Address _____

Property Address _____
5029 Hwy 49
Columbiana, AL 35051

Date of Sale March 23, 2018
Total Purchase Price \$80,000.00

or
Actual Value _____

or
Assessor's Market Value _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 Tammy K. Blackerby

Unattested

Sign Tammy K. Blackerby
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20180328000102160 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Form RT-1