

THIS INSTRUMENT PREPARED BY:
WILLIAM R. JUSTICE
ELLIS, HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

STATE OF ALABAMA
COUNTY OF SHELBY

PROJECT NO. ACCA61018-ATRP(008)
CPMS PROJ. NO.100061018
TRACT NO. 1

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Thousand Two Hundred Forty and 00/00 dollar(s) (\$4,240.00), cash in hand paid to the undersigned by the City of Calera, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), First Baptist Church of Calera have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto State of Alabama the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

And as shown on the right of way map of Project No. ACCA61018-ATRP(008) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S) that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal this the

3RD day of MAY, 2018.

FIRST BAPTIST CHURCH OF CALERA

By: Reena Y. Wicker
Name: Reena Y. Wicker
Title: Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Reena Y. Wicker, as Trustee of First Baptist Church of Calera 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/she, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 3RD day of MAY, 2018.

Tammy Smith
Notary Public

My Commission Expires: 7-29-18

Grantee's Address:
City of Calera
7901 Hwy 31
Calera, AL 35040

TAMMY SMITH
Notary Public, State of Alabama
County of Shelby
My Commission Expires
July 29, 2018




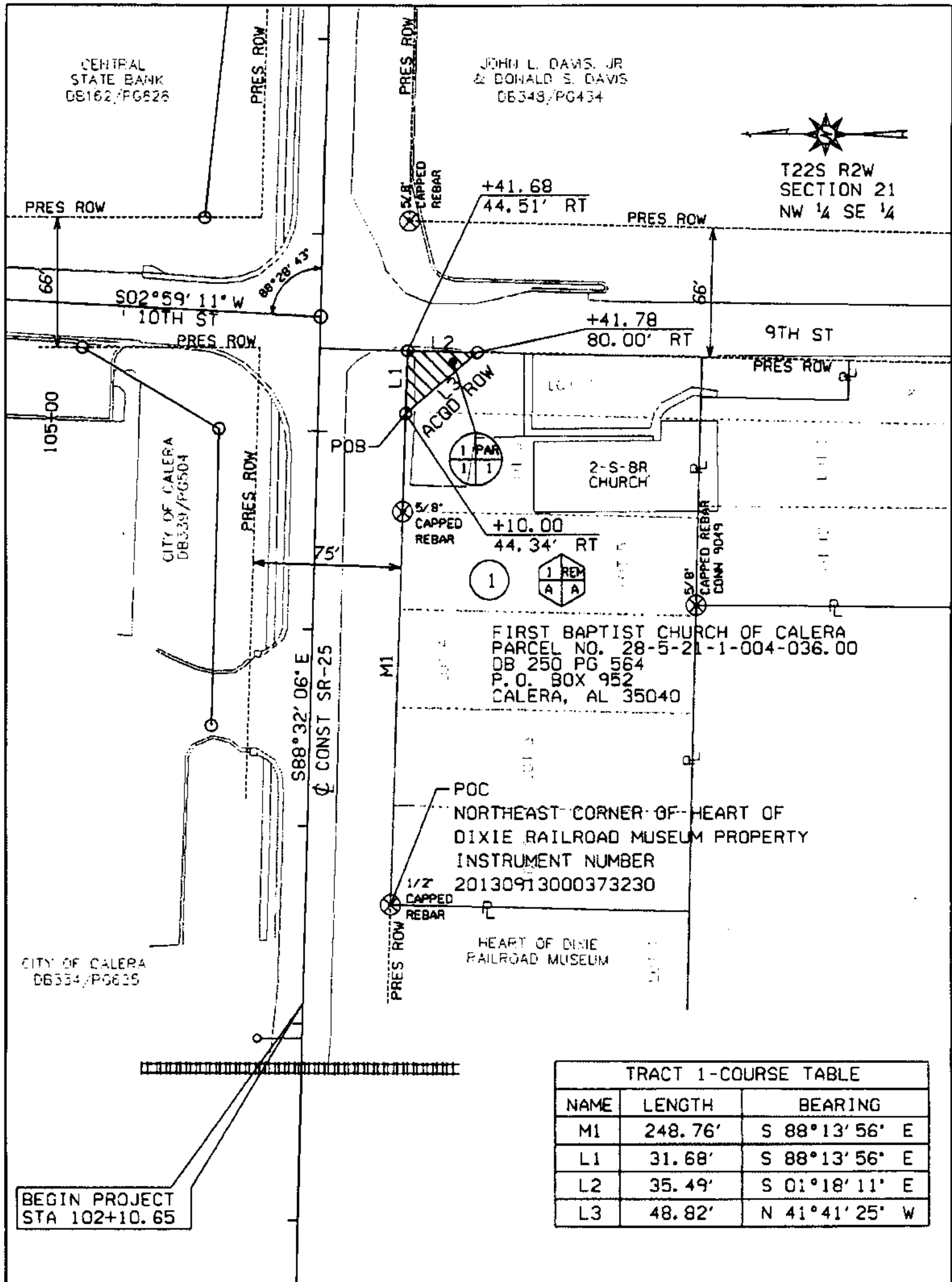
20180508000157010 2/5 \$31.50
Shelby Cnty Judge of Probate, AL
05/08/2018 12:41:24 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, Section 21, Township 22 South, Range 2 West, identified as Tract No. 1 on Project No. ACAA61018-ATRP(008) in Shelby County, Alabama and being more fully described as follows: Commencing from a capped rebar which is the present northeast corner of the Heart Of Dixie Railroad Museum Property as recorded in Instrument Number 20130913000373230, said point being located on the present south ROW line of State Route 25 and being the POINT OF BEGINNING; Thence S $88^{\circ}13'56''$ E along said south ROW line a distance of 248.76 feet to a point that is 44.34' right of and perpendicular to the centerline of State Route 25 at station 105+10.00, said point being the POINT OF BEGINNING; thence S $88^{\circ}13'56''$ E along said south ROW line a distance of 31.68 feet to a point on the present west ROW line of 9th. Street at station 105+41.68; thence S $01^{\circ}18'11''$ E along said west ROW line a distance of 35.49 feet to a point on the acquired ROW line that is 80.00 feet right of and perpendicular to said centerline of SR-25 at Station 105+41.78; thence N $41^{\circ}41'25''$ W along the acquired ROW line a distance of 48.82 feet to the POINT OF BEGINNING, containing 0.01 acre(s), more or less.


20180508000157010 3/5 \$31 50
Shelby Cnty Judge of Probate AL
05/08/2018 12 41 24 PM FILED/CERT



CITY OF CALERA	
*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS	
ALABAMA DEPARTMENT OF TRANSPORTATION CPMS NO: 100061018 PROJECT NO: ACAA61018-ATRP(008) TRACT NUMBER: 1 COUNTY: SHELBY	ORIGINAL ACREAGE: 1.03 AC± R.O.W. ACQUIRED: 0.01 AC± *REMAINING ACRES: 1.02 AC±
GRANTOR: FIRST BAPTIST CHURCH OF CALERA	
SCALE: 1"=60' DATE: 09/06/2017	
SHEET 1 OF 1	



20180508000157010 4/5 \$31.50
Shelby Cnty Judge of Probate, AL
05/08/2018 12:41:24 PM FILED/CERT

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>First Baptist Church of Calera</u>	Grantee's Name	<u>State of Alabama</u>
Mailing Address	<u>P.O. Box 952</u>	Mailing Address	<u></u>
	<u>Calera, AL 35040</u>		<u></u>
	<u></u>		<u></u>
Property Address	<u>Hwy 25 Calera</u>	Date of Sale	<u>05/03/2018</u>
	<u></u>	Total Purchase Price	<u>\$ 4,240.00</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
	<u></u>	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)

<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 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	<u>5/3/18</u>	Print	<u>Reena Y. Wicker</u>
<input type="checkbox"/> Unattested	<u></u>	Sign	<u>Reena Y. Wicker</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one
			<u>Trustee</u>

Form RT-1

20180508C00157010 5/5 \$31.50
Shelby Cnty Judge of Probate: AL
05/08/2018 12:41 24 PM FILED/CERT