



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. 2

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/00 dollar(s) (\$10.00), 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), City 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.

CITY OF CALERA

By: Jon G. Graham
Name: Jon G. GRAHAM
Title: MAYOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jon G. Graham, as Mayor of the City 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

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. 2 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 northwest corner of the Davis CaProperty as recorded in Deed Book 348, Page 434, said point being located on the present southern ROW line of State Route 25 and the present east ROW line of 9th. Street; Thence N $68^{\circ}50'30''$ W a distance of 177.98' feet, more or less, to a point on the present west ROW line of 10th. Street, said point being perpendicular to the centerline of 10th. Street at station 11+20.00, said point also being the POINT OF BEGINNING; thence S $00^{\circ}00'00''$ E along the west present ROW line a distance of 90.07 feet to a point on the present north ROW line of State Route 25; thence N $88^{\circ}13'56''$ W along said north ROW line a distance of 229.23 feet to the southwest ROW line of SR-25, said point being perpendicular to said centerline of SR-25 at station 103+12.30; thence N $65^{\circ}20'07''$ E for a distance of 41.54 feet to a point on the acquired ROW line, said point being 50.00 feet left of and perpendicular to said centerline of SR-25 at station 103+49.60; thence S $88^{\circ}32'06''$ E along said acquired ROW line a distance of 150.41 feet to a point that is 50.00 feet left of and perpendicular to said centerline of SR-25 at station 105+00.00; thence N $30^{\circ}32'33''$ E along the acquired ROW line a distance of 80.71 feet to a point being the POINT OF BEGINNING, containing 0.12 acre(s), more or less.



20180508000157020 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/08/2018 12:41:25 PM FILED/CERT

T22S R2W
SECTION 21
NW ¼ SE ¼

TRACT 2-COURSE TABLE		
NAME	LENGTH	BEARING
M1	177.98'	N 68°50' 30" W
L1	90.07'	S 00°00' 00" E
L2	229.23'	N 88°13' 56" W
L3	41.54'	N 65°20' 07" E
L4	150.41'	S 88°32' 06" E
L5	80.71'	N 30°32' 33" E

CALERA CITY OF
PARCEL NO. 28-5-21-1-004-033.00
DB 250 PG 321; DB 339 PG 504
10947 HIGHWAY 25
CALERA, AL 35040

CITY OF CALERA
DB334/FG625

CITY HALL

1-S-BR
BUS

+00.00
50.00/1 T

+49.60
50.00' LT

+12.30
31 71' 11" T

S88°32' 06" E
CONST SR-25

+41.53
30.49' LT

1/2" CAPPED REBAR

PRES ROW

FIRST BAPTIST CHURCH
OF CALERA
DE250/PQ564

POC
NW CORNER
DAVIS PROPERTY
DB 348 PG 434

JOHN L. DAVIS, JR.
& DONALD S. DAVIS
DE348/PQ434

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

ALABAMA DEPARTMENT OF TRANSPORTATION
CPMS NO: 100061018

PROJECT NO: ACAA61018-ATRP(008)

TRACT NUMBER: 2

COUNTY: SHELBY

GRANTOR: CALERA CITY OF

SCALE: 1"=60' DATE: 09/06/2017

SHEET 1 OF 1

ORIGINAL ACREAGE: 1.64 AC±

R.O.W. ACQUIRED: 0.12 AC±

*REMAINING ACRES: 1.52 AC±



201805080000157020 4/5 \$28.00
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	<u>City of Calera, Alabama</u>	Grantee's Name	<u>State of Alabama</u>
Mailing Address	<u>7901 Hwy 31</u>	Mailing Address	
	<u>Calera, AL 35040</u>		
Property Address	<u>Hwy 25 Calera</u>	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
	<u>Donation</u>	Assessor's Market Value \$	<u>2,600.00</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 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>May 3, 2018</u>	Print <u>JON G. GRANTHAM</u>
<input type="checkbox"/> Unattested	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	<u>MAYOR</u>

Form RT-1

