

05/08/2018 12:41:25 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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

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.

3rd day of May	_, 2018.
	CITY OF CALERA
	By: Jor Maham  Name: Jon G GRAHHM  Title: MAYOR
STATE OF ALABAMA COUNTY OF SHELBY	
of Calera is signed to the foregoing me on this day that, being information	a Notary Public in and for said County, in said State, hereby as <u>Mayor</u> of the City conveyance, and who is known to me, acknowledged before ed of the contents of the conveyance, he/she, and with full arily on the day the same bears date.
Given under my hand and of	fficial seal the 3rd day of May, 2018.
My Commission Expires: 7-29	
	TAMMY SMITH Notary Public, State of Alabama County at Object
Grantee's Address:	County of Shelby  My Commission Expires

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

City of Calera 7901 Hwy 31 Calera, AL 35040 July 29, 2018

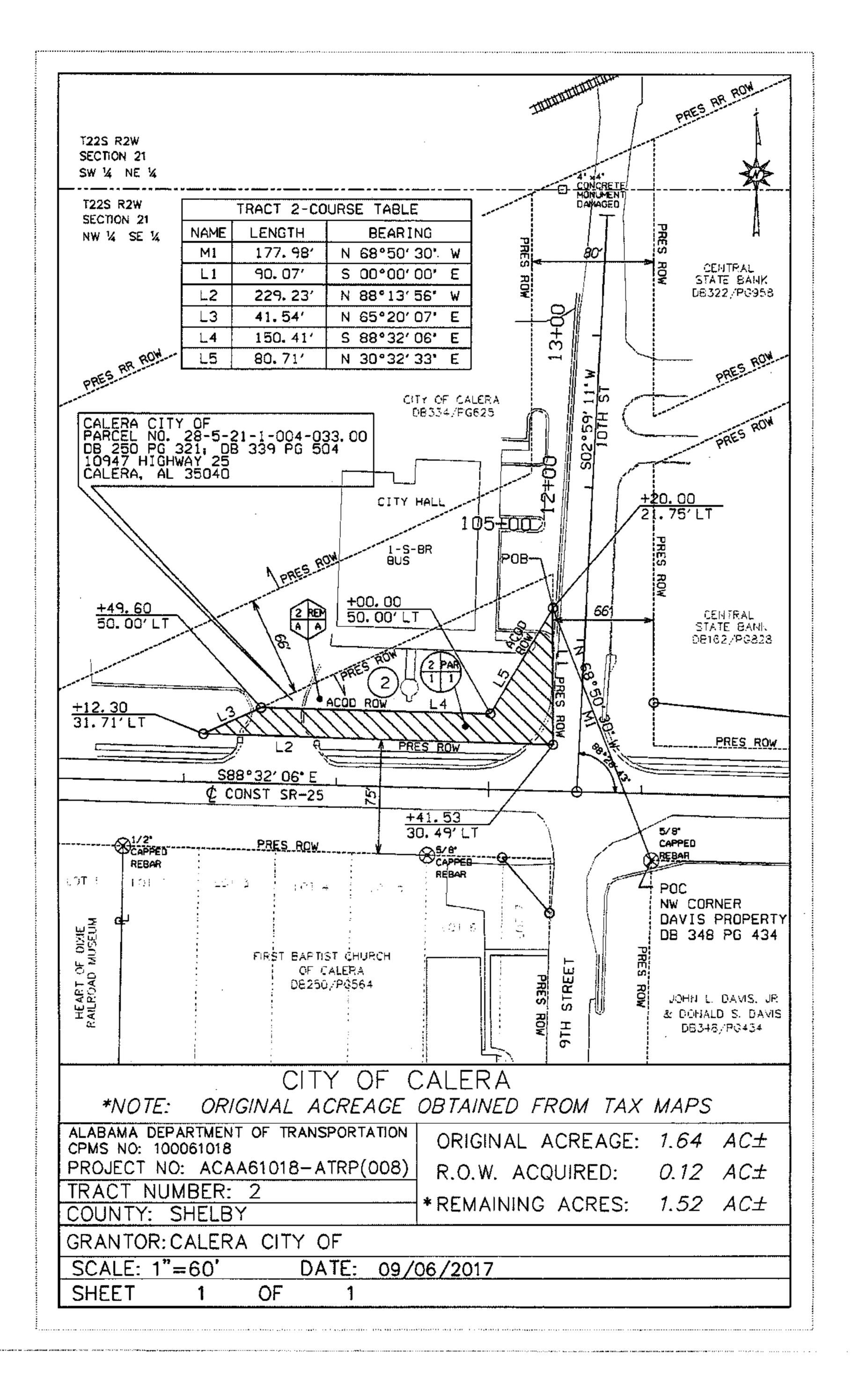


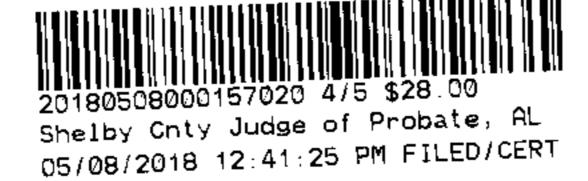
Shelby Cnty Judge of Probate, AL 05/08/2018 12:41:25 PM FILED/CERT

### EXHIBIT "A"

#### LEGAL DESCRIPTION

A part of the Northwest 1/4 of Southeast 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°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°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°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-25at station 103+12.30; thence N 65°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°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°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.





# **Real Estate Sales Validation Form**

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

Grantor's Name Mailing Address	City of Calera, Alabam 7901 Huy 31 Calera, AL 35040		State of Alabama	
Property Address	Hung 25 Calera	Date of Sale		
		Total Purchase Price ог	\$	
•		Actual Value	\$	
	Donation	or Assessor's Market Value	\$ 2,600.00	
•	•		•	
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date Max 3 20	18	Print JON G. C	RHHAM	
Unattested		Sign Janssah	2m	
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one Form RT-1	

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