

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. 3

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), Central State Bank have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the 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.

CENTRAL STATE BANK

By: William M. Schroeder
Name: William M. Schroeder Sr.
Title: Chief Executive Officer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, as CEO of Central State Bank 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



20180508000157030 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/08/2018 12:41:26 PM FILED/CERT

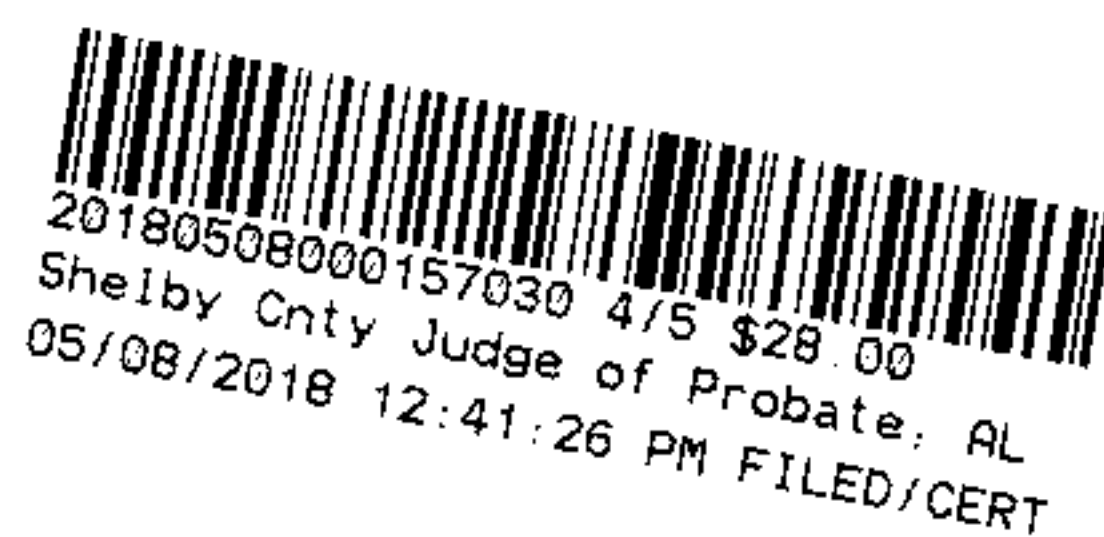
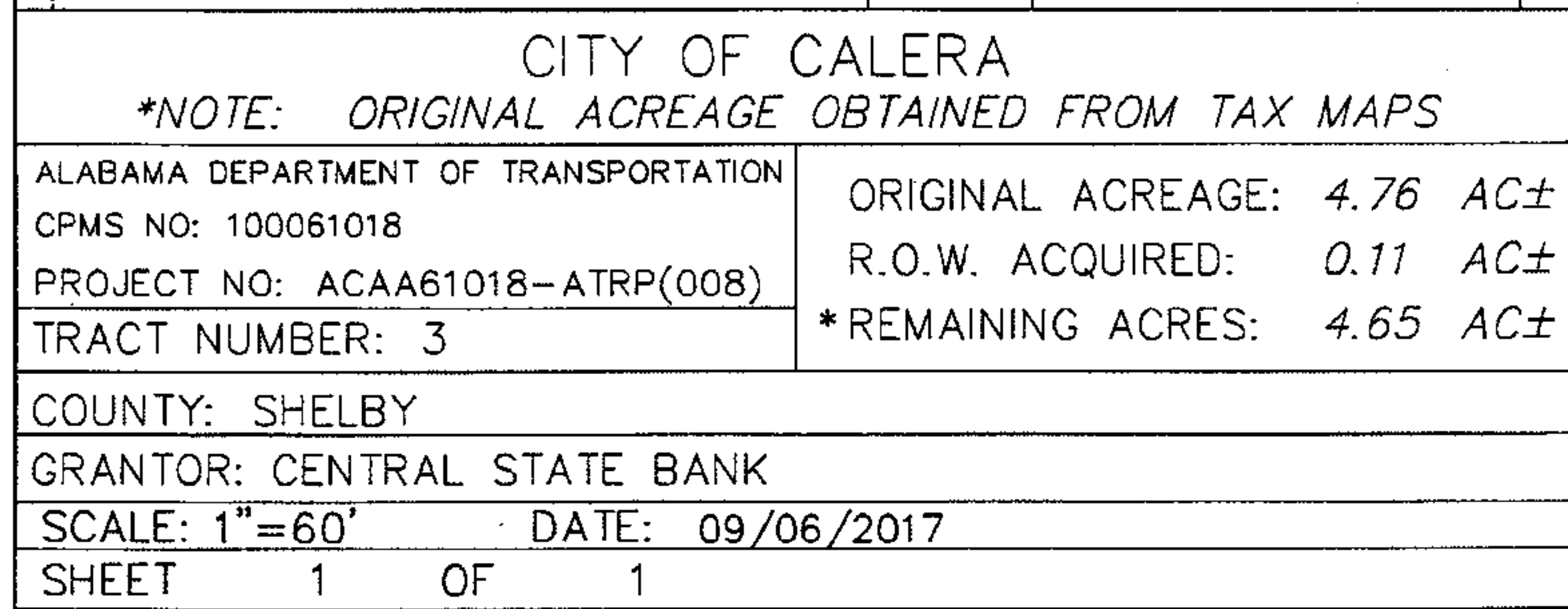
EXHIBIT "A"

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. 3 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 MDH LLC Property as recorded in Deed Book 244, Page 898, said point being located on the south present ROW line of State Route 25; thence N $85^{\circ}33'36''$ W a distance of 75.38 10th. Street feet to a point on the north present ROW of SR 25, said point being 32.08 feet left of and perpendicular to the centerline of SR 25 at station 109+00.00 and also being the POINT OF BEGINNING; thence N $88^{\circ}41'49''$ W along said ROW line a distance of 292.47 feet to a point on the east ROW line of 10th.; thence N $00^{\circ}00'00''$ E along said ROW line a distance of 28.76 feet to a point on the acquired ROW line that is 60.00 feet left of and perpendicular to said centerline of 10th. Street; thence S $84^{\circ}05'44''$ E along said acquired ROW line a distance of 193.79 feet to a point that is 45.00 feet left of and perpendicular to said centerline of SR-25 at station 108+00.00; thence S $81^{\circ}10'21''$ E along said acquired ROW line a distance of 100.83 feet to a point being the POINT OF BEGINNING, containing 0.11 acre(s), more or less.



20180508000157030 3/5 \$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 Central State Bank
Mailing Address PO Box 180
Calera, AL 35040

Grantee's Name State of Alabama
Mailing Address _____

Property Address Hwy 25 Calera

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

Donation

or
Assessor's Market Value \$ 3,087.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 5/3/18

Print William M. Schroeder Jr.

☐ Unattested

Sign W.M. Schroeder Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

CHIEF EXECUTIVE OFFICER

Form RT-1

20180508000157030 5/5 \$28.00
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