

This instrument was Prepared by:

Send Tax Notice To: CITY OF CALERA

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

File No.: MV-18-24861

7901 Hwy 31
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, 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, **Charles H. Stephens**, a Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CITY OF CALERA**, (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.

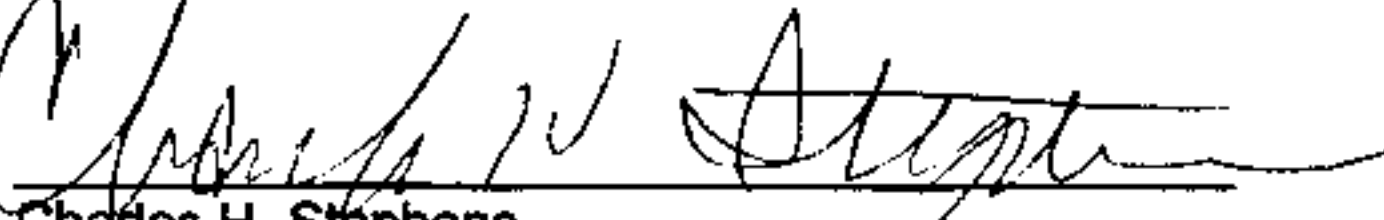
Property constitutes no part of the homestead of the Grantor herein or his spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 day of August, 2018.

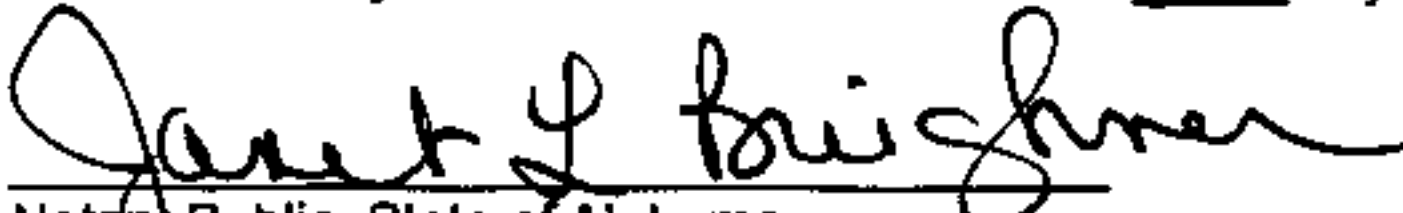

Charles H. Stephens

State of Alabama

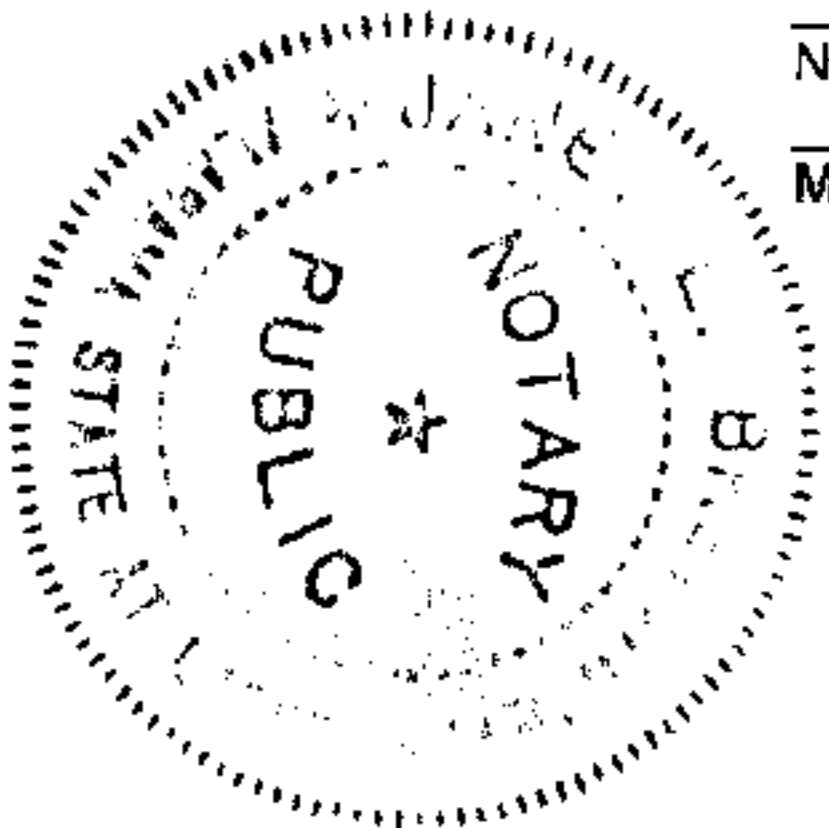
County of

I, Janet Breighner, a Notary Public in and for the said County in said State, hereby certify that Charles H. Stephens, 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 20th day of August, 2018.


Notary Public, State of Alabama

My Commission Expires: 11/12/19



20180822000301220 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/22/2018 12:41:31 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

The South Half of Block 271, according to Dunstan's Map of the Town of Calera, Alabama, EXCEPT a lot in the Northwest corner thereof fronting 110 feet on the Montgomery-Birmingham Highway and extending back in an easterly direction 150 feet.

LESS AND EXCEPT:

A parcel of land situated in Section 21, Township 22 South, Range 1 West, in the town of Calera in Shelby County, Alabama and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera City Street, run thence in a southerly direction along said East right of way line of U.S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same southerly direction for a distance of 160.00 feet; thence turn an angle to the left of 88 degrees 33 minutes 20 seconds and run in an easterly direction parallel to said 18th Avenue for a distance of 262.45 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 151.91 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a westerly direction for a distance of 117.50 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of 91 degrees 26 minutes 40 seconds and run in a southerly direction for a distance of 100.00 feet; thence turn an angle to the right of 91 degrees 26 minutes 40 seconds and run in a westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Larry G. Sexton, Reg. L.S. #14980, dated November 19, 1985.



20180822000301220 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/22/2018 12:41:31 PM FILED/CERT



20180822000301220 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/22/2018 12:41:31 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	Charles H. Stephens	Grantee's Name	CITY OF CALERA
Mailing Address	2906 Commerce St SE Fon Lake AL 35206	Mailing Address	7901 Hwy 31 Calera, AL 35040
Property Address	8465 Hwy. 31 Calera, AL 35040	Date of Sale	August 21, 2018
		Total Purchase Price	\$35,000.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 August 16, 2018

Print Charles H. Stephens

Unattested

Sign

Charles H. Stephens
(Grantor/Grantee/Owner/Agent) circle one

(verified by)