

This Instrument was Prepared by:

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

Send Tax Notice To: Owens House Children's Advocacy Center,
Inc.

P. o. Box 1145
Columbiana, AL 35051

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twelve Thousand Six Hundred Fifty Dollars and No Cents (\$12,650.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **City of Columbiana**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Owens House Children's Advocacy Center, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 576.48 feet; thence South 00 degrees 29 minutes 39 seconds West, a distance of 170.40 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 58.50 feet; thence South 64 degrees 45 minutes 50 seconds East, a distance of 353.44 feet; thence North 31 degrees 01 minute 22 seconds East, a distance of 146.83 feet; thence North 30 degrees 55 minutes 04 seconds East, a distance of 32.71 feet; thence North 82 degrees 21 minutes 01 second West, a distance of 415.38 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 26, 2018.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Mayor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of October, 2018.

CITY OF COLUMBIANA


By Stancil Handley
Mayor

State of Alabama

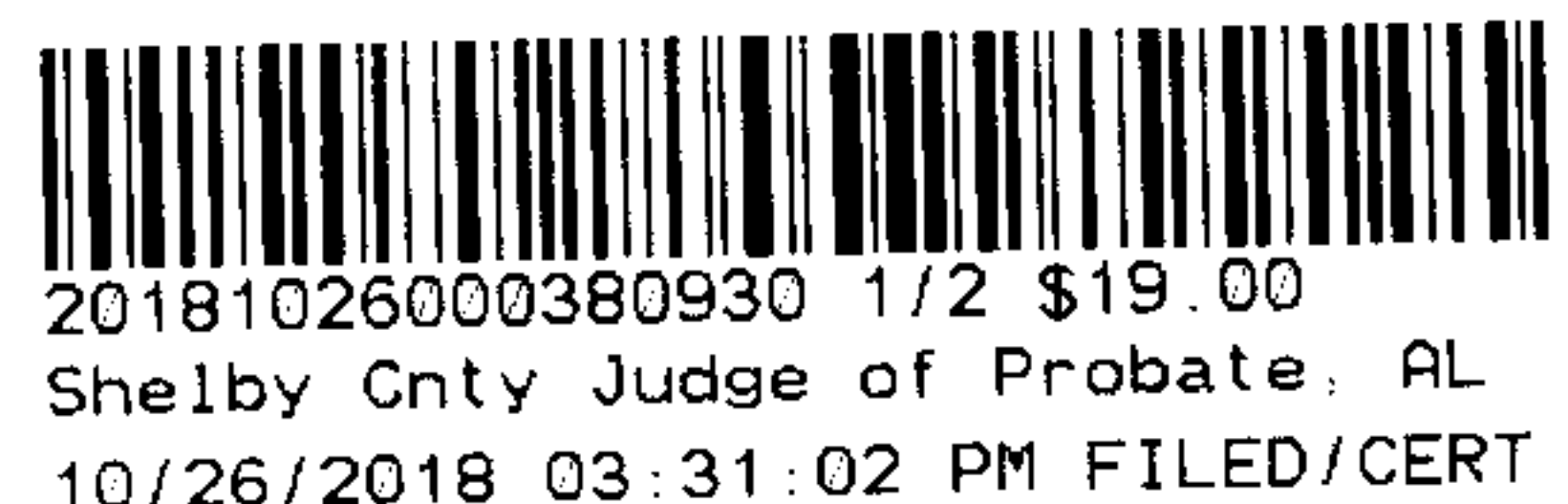
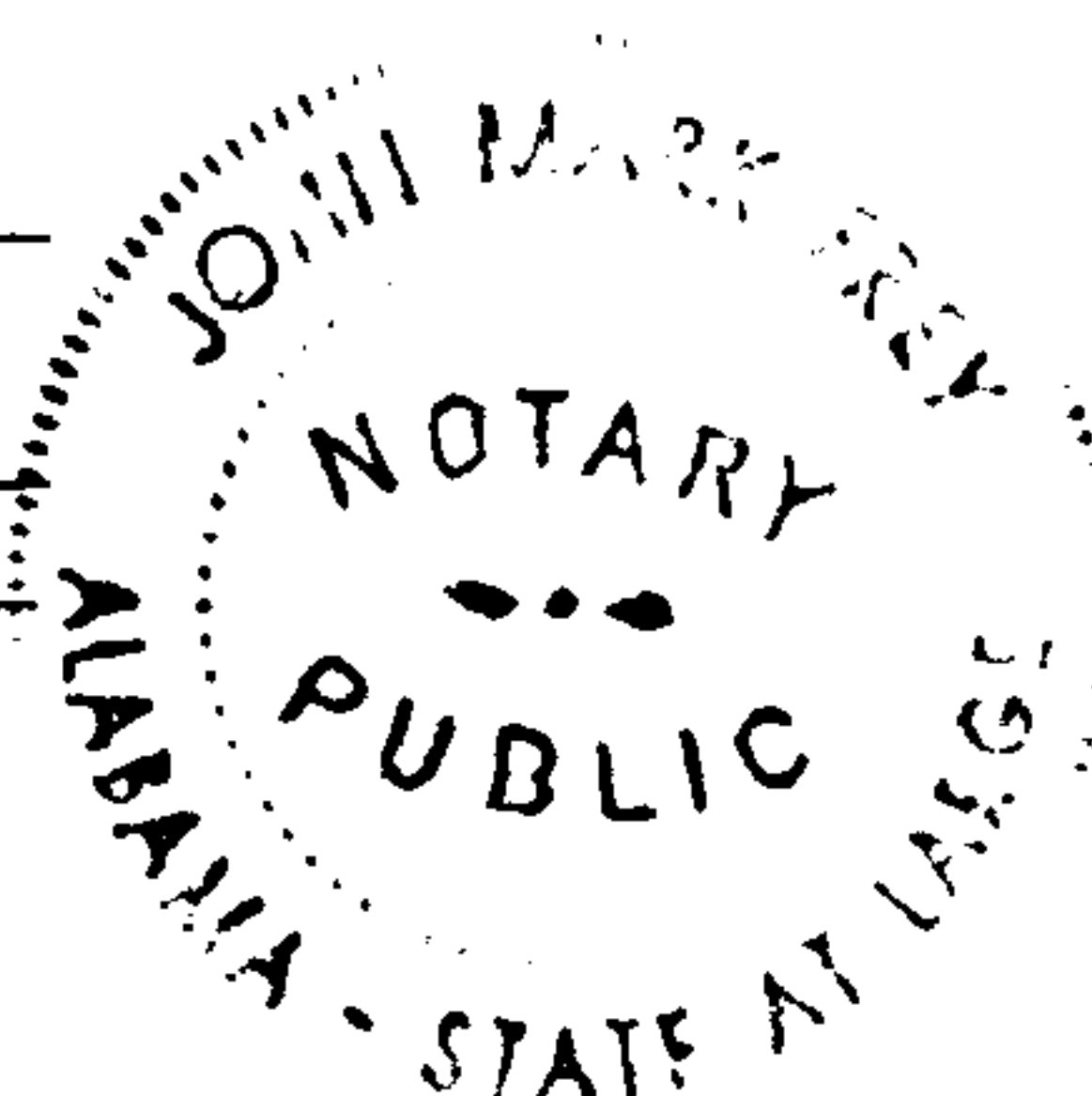
County of Shelby

I, JOHN MARK FREY, a Notary Public in and for said County in said State, hereby certify that Stancil Handley as Mayor of City of Columbiana 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16 day of October, 2018.


Notary Public, State of Alabama

My Commission Expires: 01-03-2022



Real Estate Sales Validation Form

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

Grantor's Name	City of Columbiana	Grantee's Name	Owens House Children's Advocacy Center, Inc.
Mailing Address	107 MILDRED STREET COLUMBIANA, AL 35051	Mailing Address	P.O. Box 1145 COLUMBIANA, AL 35051
Property Address	Columbiana, AL 35051	Date of Sale	October, 2018
		Total Purchase Price	\$12,650.00
		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)

<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 of the assessor's current market value.

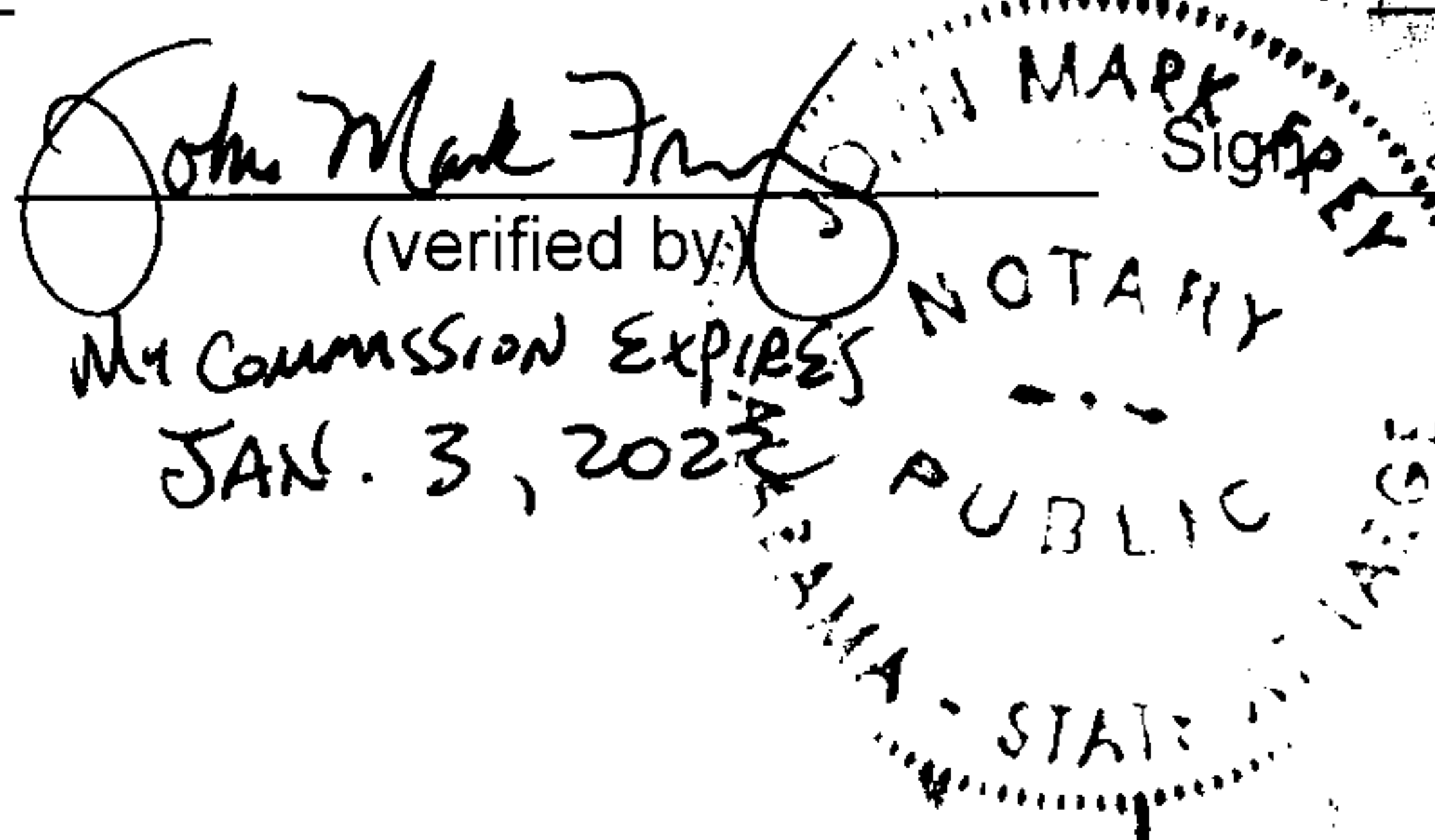
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 October 16, 2018

Print City of Columbiana

Unattested



Signature

Grantor/Grantee/Owner/Agent) circle one

