

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That as a gift from GRANTOR to GRANTEE, the undersigned Nell Harrell Gottlieb, a widow (herein referred to as GRANTOR) does grant, bargain, give and convey unto Klein Arts & Culture, an Alabama nonprofit corporation (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See legal description on attached Exhibit A.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/16/2019
State of Alabama
Deed Tax: \$51.50


20190116000018370 1/4 \$75.50
Shelby Cnty Judge of Probate, AL
01/16/2019 03:33:34 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
15th day of January, 2019.

Nell Harrell Gottlieb
Nell Harrell Gottlieb

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nell Harrell Gottlieb, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, 2019.



Muller R. Justice
Notary Public

My commission expires: 9-11-19

20190116000018370 2/4 \$75.50
Shelby Cnty Judge of Probate, AL
01/16/2019 03:33:34 PM FILED/CERT

Exhibit A

THAT PART OF THE EAST HALF OF THE SE ¼, SECTION 17, TOWNSHIP 20S, RANGE 2 EAST LYING EAST OF ALABAMA STATE HIGHWAY AS IT IS PRESENTLY LOCATED AS OF AUGUST 2018, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF THE SE ¼ OF SECTION 17, TOWNSHIP 20S, RANGE 2 EAST; THENCE NORTH ALONG THE EAST LINE OF SECTION 17 600 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN A DISTANCE OF 204.13 FEET TO THE RIGHT OF WAY OF ALABAMA STATE HIGHWAY 25; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF SECTION 17, TOWNSHIP 20S, RANGE 2E; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SECTION 17 TOWNSHIP 20S RANGE 2E TO THE POINT OF BEGINNING.

ABSTRACTER'S NOTES: THIS BEING PART OF THE PARENT PARCEL: 17-4-17-0-000-009.000; SOURCE OF TITLE 20100510000146260

ALSO THE FOLLOWING PARCEL: BEGIN AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 600.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. TO THE RIGHT AND RUN A DISTANCE OF 250.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. TO THE RIGHT AND RUN A DISTANCE OF 549.64 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 76; THENCE TURN AN ANGLE OF 65 DEG. 01 MIN. 39 SEC. TO THE RIGHT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.02 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE TURN AN ANGLE OF 25 DEG. 05 MIN. 53 SEC. TO THE RIGHT AND RUN WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 141.20 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SW 1/4 OF SW 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ABSTRACTER'S NOTES: THIS BEING PARCEL 17-5-16-0-000-005.001; SOURCE OF TITLE; INST 201005100046260

THE ABOVE TWO PARCELS CONSTITUTE THE PROPERTY KNOWN AS "KLEIN"



20190116000018370 3/4 \$75.50
Shelby Cnty Judge of Probate, AL
01/16/2019 03:33:34 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 Nell Harrell Gottlieb
Mailing Address 4103 Merrick St.
Houston, TX 77025

Grantee's Name Klein Arts & Culture
Mailing Address 4103 Merrick St.
Houston, TX 77025

Property Address 35184 Hwy 25
Harpersville, AL 35078

Date of Sale 1-15-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 51,474.10

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 1-15-19

Print Nell Harrell Gottlieb

☐ Unattested

Sign, Nell Harrell Gottlieb

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

