

This Instrument was Prepared by:

Send Tax Notice To: City of Montevallo

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-19-25239

541 Main Street  
Montevallo, AL 35115

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Twenty Thousand Dollars and No Cents (\$520,000.00)**, Less a contribution to the City of Montevallo from Clayton-Bailey Real Estate, LLC for a net cash sum of **\$375,000.00**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Clayton-Bailey Real Estate, L.L.C.**, a Delaware limited liability company, (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 **City of Montevallo**, (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

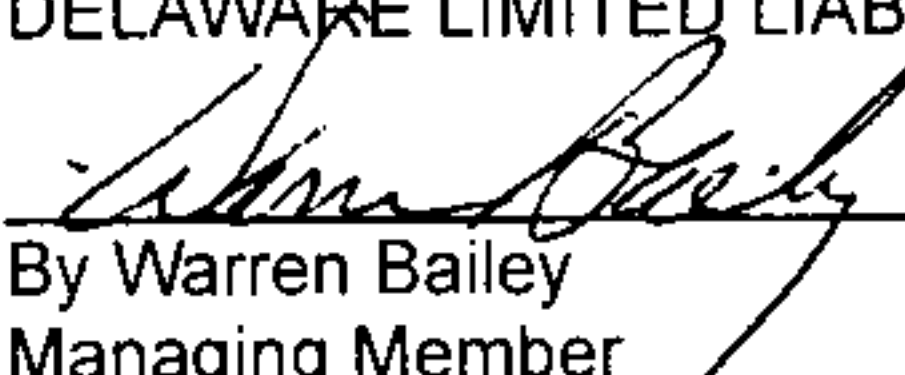
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of February, 2019.

CLAYTON-BAILEY REAL ESTATE, L.L.C., A  
DELAWARE LIMITED LIABILITY COMPANY

  
By Warren Bailey  
Managing Member

State of Alabama

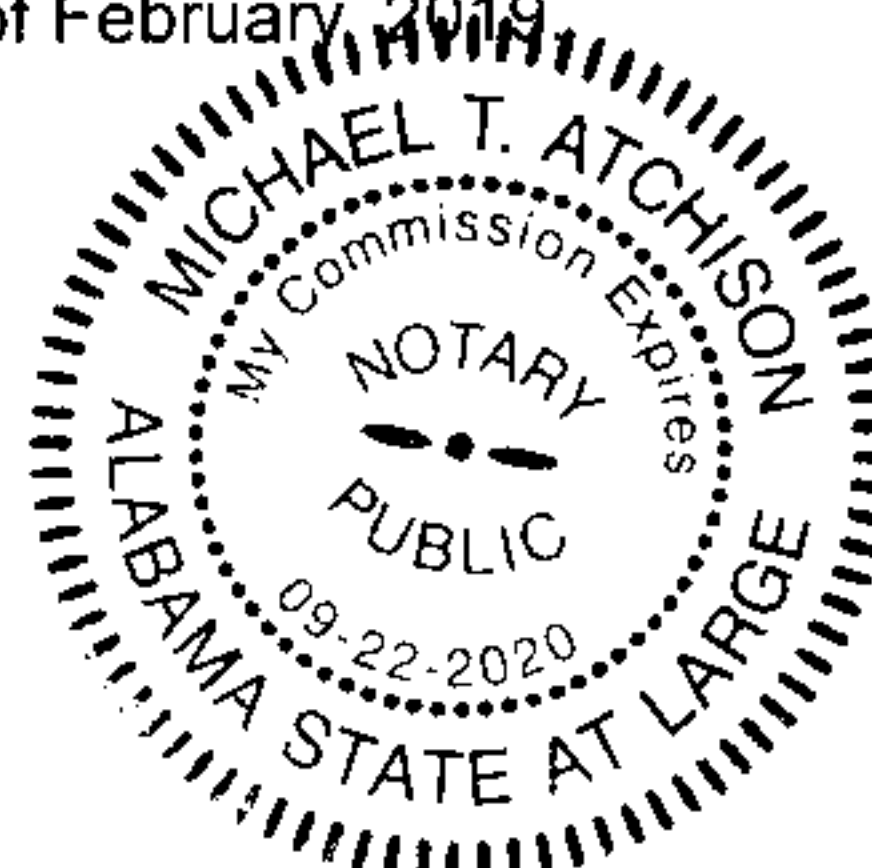
County of Shelby


I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Warren Bailey as Managing Member of Clayton-Bailey Real Estate, L.L.C., a Delaware limited liability company 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 21st day of February, 2019.

  
Notary Public, State of Alabama

My Commission Expires: 9-22-20



  
20190225000058160 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
02/25/2019 10:02:45 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel I:

Part of Lots 42 and 43, Original Plan of Montevallo, fronting Main Street 90 feet, and running perpendicular to Main Street in a uniform width of 100 feet, more particularly described as follows: A lot situated in the Town of Montevallo, Alabama, more particularly described as follows: Commence at the Southernmost corner of the intersection of Broad Street and Shelby Street and go thence along the Southern boundary of Broad Street in a Southwesterly direction 60 feet to a point, which is the point of beginning; go thence perpendicular to Broad Street and in a Southeasterly direction 100 feet; go thence in a Southwesterly direction and parallel with Broad Street a distance of 90 feet; thence in a Northwesterly direction and perpendicular to Broad Street 100 feet to the Southern boundary of said Broad Street; thence along the boundary of said Street in a Northeasterly direction a distance of 90 feet to the point of beginning.

Parcel II:

All of Lot 17 and the East 22 feet of Lot 16, Original Plan of Montevallo, fronting Main Street 97 feet and running perpendicular to and parallel with Shelby Street 300 feet. There is excepted from this described parcel of land, the West one(1) foot of the South 96 feet deeded to the City of Montevallo for a party wall (Deed Book 134, Page 167).


Parcel III:

Part of Lots 15 and 16, Original Plan of Montevallo, fronting on the Southeast margin of Valley Street, beginning at a point of 97 feet Southwest of the intersection of the South line of Valley Street and the West line of Shelby Street; thence Southwest along Valley Street 77 feet; thence Southeast and parallel to Shelby Street 125 feet; thence Northeast and parallel with Valley Street 77 feet; thence Northwest and parallel with Shelby Street 125 feet to the point of beginning.

Parcel IV:

A part of the Northwest Halves of Lots 42 and 43, according to the official Map of the Town of Montevallo, Alabama, more particularly described as follows: Begin at the most Northerly corner of said Lot 42, being the intersection of the Southeasterly right of way line of Main Street and the Southwesterly right of way line of Shelby Street; thence in a Southeasterly direction along said Shelby Street right of way line a distance of 70.0 feet; thence continue along last described course a distance of 39.0 feet; thence 90 degrees right in a Southwesterly direction a distance of 150.0 feet; thence 90 degrees right in a Northwesterly direction a distance of 9.0 feet; thence 90 degrees right in a Northeasterly direction a distance of 90.0 feet; thence 90 degrees left in a Northwesterly direction a distance of 100.0 feet; thence 90 degrees right in a Northeasterly direction a distance of 60.00 feet to the point of beginning.

Situated in the Town of Montevallo, Shelby County, Alabama.

  
20190225000058160 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
02/25/2019 10:02:45 AM 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	Clayton-Bailey Real Estate, L.L.C., a Delaware limited liability company	Grantee's Name	City of Montevallo
Mailing Address	2109 Natalie Lane Birmingham, AL 35244	Mailing Address	<u>541 Main Street</u> Montevallo, AL 35115
Property Address	555 Main St. Montevallo, AL 35115	Date of Sale	February 21, 2019
		Total Purchase Price	_____
		or	
		Actual Value	<u>\$520,000.00</u>
		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 checked="" type="checkbox"/> Appraisal
<input 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 February 20, 2019

Print Clayton-Bailey Real Estate, L.L.C., a Delaware  
limited liability company

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190225000058160 3/3 \$22.00  
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Form RT-1