

STATE OF ALABAMA)

SHELBY COUNTY)



20190613000209470 1/8 \$37.00
Shelby Cnty Judge of Probate, AL
06/13/2019 02:51:25 PM FILED/CERT

STATUTORY WARRANTY DEED

Effective Date: June 6, 2019

This Statutory Warranty Deed is made and delivered on the above Effective Date by:

Grantor: Shelby County, Alabama, a political subdivision of the State of Alabama

Grantee: Shelby County Public Building Authority, a public corporation under the laws of the State of Alabama, and successors and assigns thereof


- A. The Grantor owns title in fee simple in and to the real estate located in Shelby County, Alabama, described on Exhibit A hereto and incorporated herein and made a part thereof by this reference thereto (the "Subject Property").
- B. The Grantor agrees to convey and donate the Subject Property to the Grantee in fee simple as long as the Subject Property is used solely for the construction thereon and operation of facilities (of real, personal, and mixed property) by the Department of Human Resources (or any successor to the duties or functions thereof) of the State of Alabama in the administration and provision of public assistance and public welfare programs and services for the benefit of the citizens of Shelby County, Alabama.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the above premises, which are incorporated herein by this reference, and as a free and voluntary gift with donative intent, and subject to the conditions and right of reversion set forth herein, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY the Subject Property to the Grantee, together with all of the rights, tenements, hereditaments, appurtenances, easements, privileges and immunities thereunto belonging or in any way appertaining;

SUBJECT AND SUBORDINATE TO THE FOLLOWING (the "Permitted Encumbrances"):

1. All taxes and assessments heretofore or hereafter assessed or levied; and
2. Mineral and mining rights not owned by the Grantor; and
3. Easements, restrictions, covenants, rights-of-way and all other matters of record; and
4. The condition that the Grantee shall use the Subject Property only for the location and operation of facilities (of real, personal and mixed property) for use by the Department of Human Resources (or any successor to the duties or functions thereof) of the State of Alabama in the administration and provision of public assistance and public welfare programs and services for the benefit of the citizens of Shelby County, Alabama; and
5. The Grantor hereby reserves a right of reversion as follows: The Subject Property may revert to the Grantor without the necessity of re-entry and repossession or any other action on the part of the Grantor, other than notification in writing to the Grantee of proposed action not less than thirty (30) days prior to the filing of a written notice of such reversion by the Grantor in the Office of the Judge of Probate of Shelby County, Alabama, upon violation by the Grantee, or its successors or assigns, of the conditions set forth in paragraph 4 above. The Grantor shall not be required to pay, and Grantee shall not be entitled to receive, any compensation or reimbursement for any improvements made to the Subject Property before or upon the occurrence of the right of reversion herein reserved to the Grantor.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereof to the same being, belonging or in any way appertaining, to the use and benefit of the Grantee and its successors and assigns, forever, but subject to the Permitted Encumbrances (including without limitation the right of reversion herein reserved to the Grantor). Except for the Permitted Encumbrances, to and by which the Grantee by execution hereof assents and agrees to be bound, the Grantor shall warrant and forever defend title to the Subject Property from and against the claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.


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Real Estate Sales Validation

The following information is provided in accordance with Section 40-22-1 of the Code of Alabama:


Grantor Name and Address:	Shelby County, Alabama 200 West College Street Columbiana, Alabama 35051
Grantee Name and Address:	Shelby County Public Building Authority 200 West College Street Columbiana, Alabama 35051
Subject Property Address:	987 Highway 70 Columbiana, Alabama 35051
Date of Conveyance:	June 6, 2019
Purchase Price:	No monetary consideration ^[1]
Actual Value:	\$2,423,640 ^[2]

[1] Pursuant to the authority of Section 11-15-16 of the Code of Alabama 1975, the Grantor has conveyed the Subject Property to the Grantee without payment of monetary consideration therefor.

[2] The Grantor has provided the actual value of the Subject Property as follows:

Land	\$72,900
Paving Improvements	143,540
Building	<u>2,207,200</u>
	\$2,423,640

Pursuant to Section 11-15-17 of the Code of Alabama 1975, the Subject Property is exempt from all taxation in the State of Alabama.



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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed in its name, under seal, by an officer thereof duly authorized thereunto, on the above Effective Date.

SHELBY COUNTY, ALABAMA

By: Shelby County Commission

By: _____
Its Chairman

SEAL



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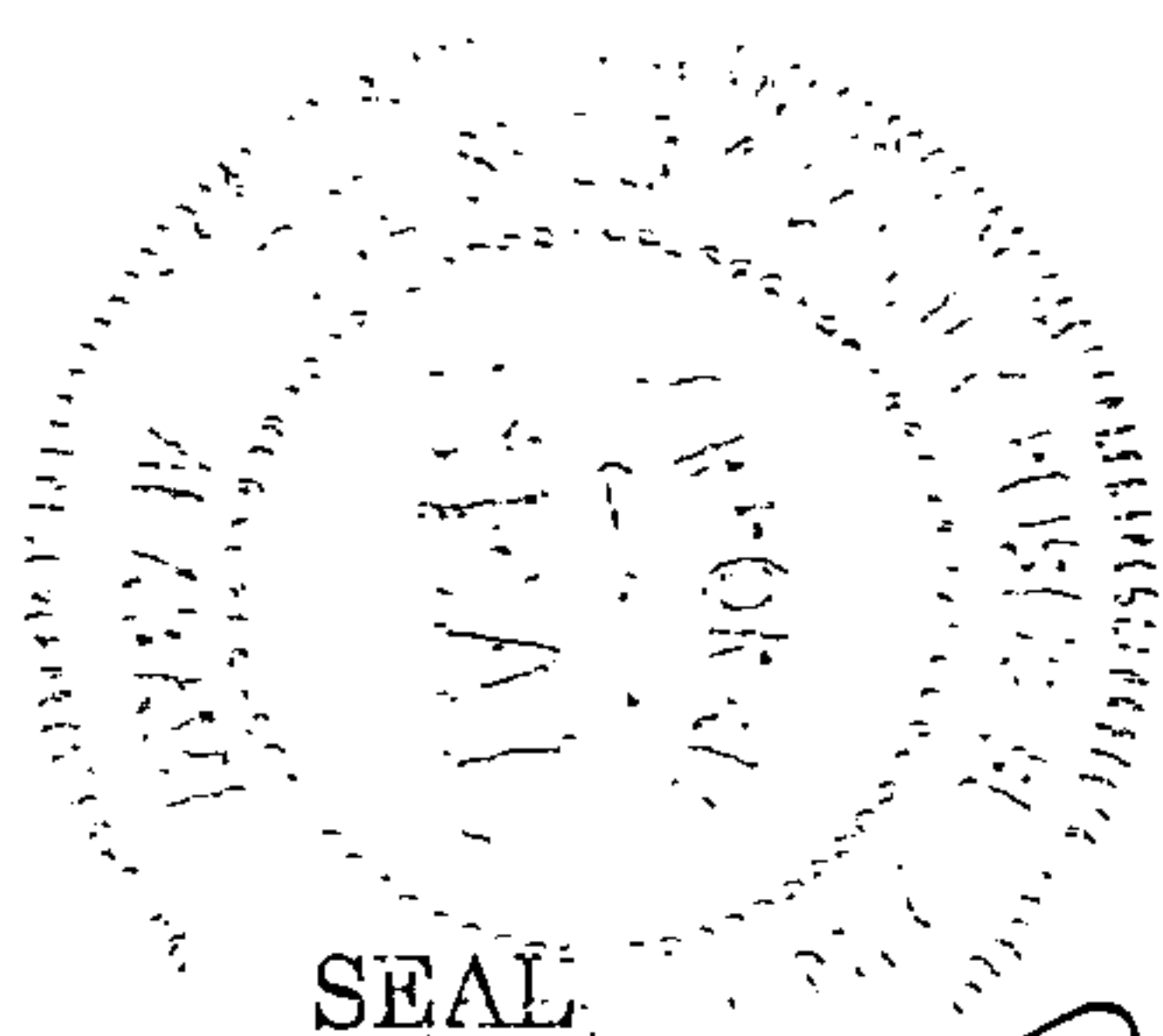
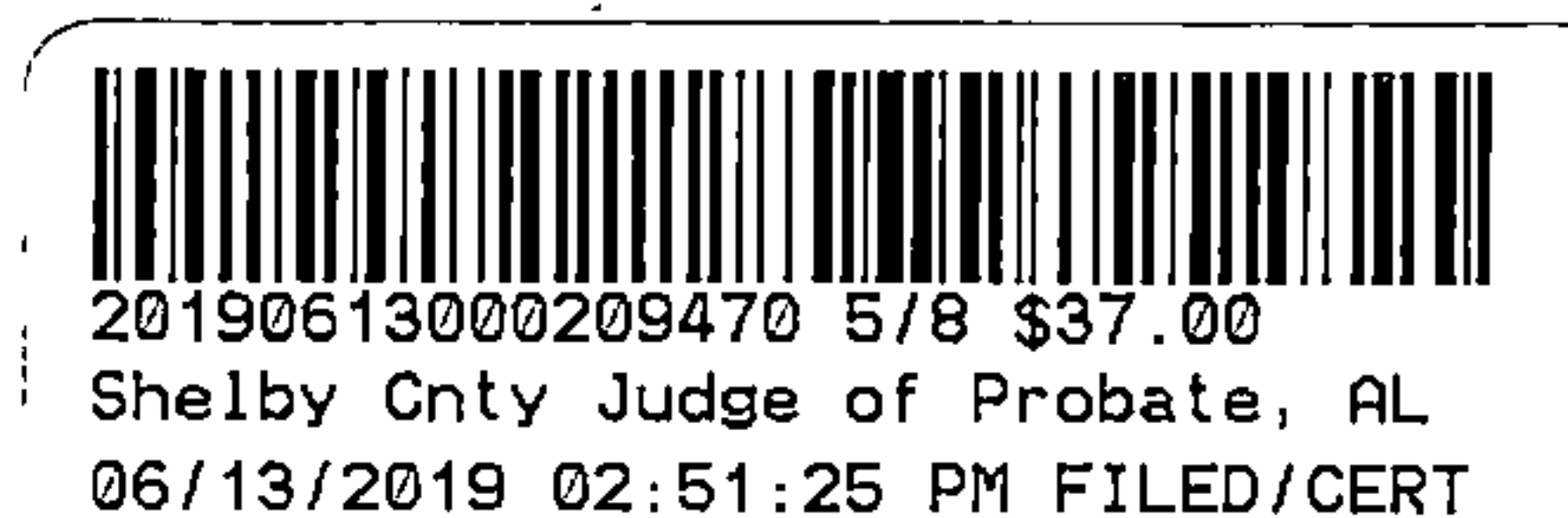
ACCEPTANCE BY GRANTEE

The Grantee hereby accepts the conveyance made by the above and foregoing Statutory Warranty Deed and in consideration thereof hereby (a) assents and agrees to the right of reversion reserved by the Grantor and (b) assumes and agrees to be bound by, and duly and punctually comply with, observe and perform, all conditions, covenants, provisions, restrictions, and terms referenced or set forth in the Statutory Warranty Deed or otherwise now or hereafter applicable to the Subject Property.

IN WITNESS WHEREOF, the Grantee has caused this Statutory Warranty Deed to be executed in its name, under seal, by officers thereof duly authorized thereunto, on the above Effective Date.

THE SHELBY COUNTY PUBLIC BUILDING AUTHORITY

By: Cheryl Haughen
Its President



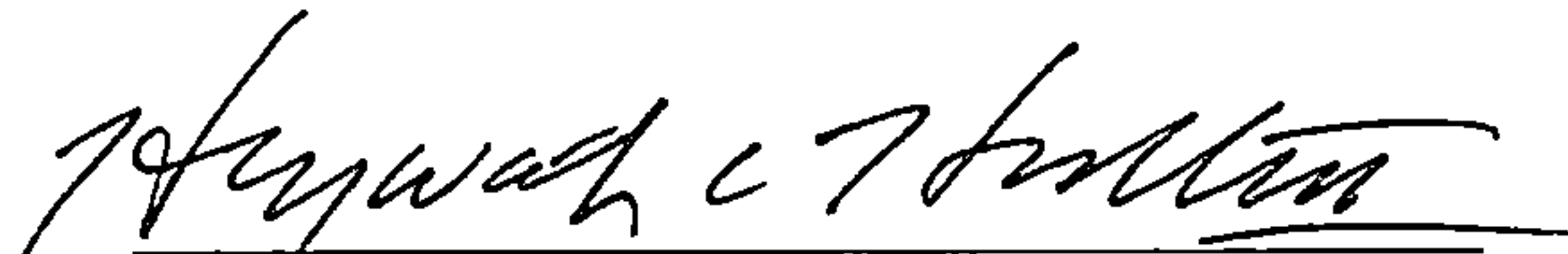
Attest:

[Signature]
Secretary

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jon Parker, whose name as Chairman of the Shelby County Commission of Shelby County, Alabama, an Alabama political subdivision, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said political subdivision.

Given under my hand this the 28th day of May, 2019.


Notary Public

NOTARIAL SEAL

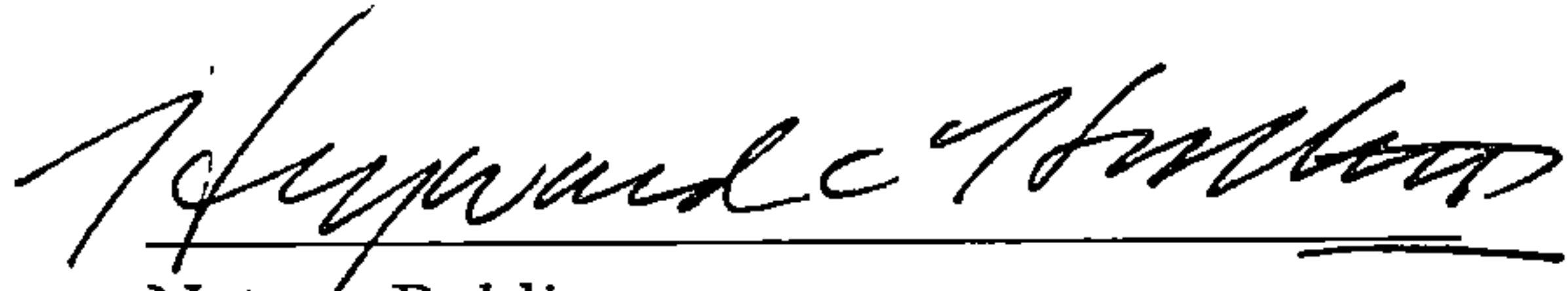
My commission expires July 10, 2020.


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STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cheryl Naugher, whose name as President of Shelby County Public Building Authority, a public corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand this the 30th day of May, 2019


Notary Public

NOTARIAL SEAL

My commission expires: July 10, 2020.


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This instrument prepared by:

Heyward C. Hosch
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, AL 35203-2618
(205) 254-1000

EXHIBIT A

Description of Subject Property

A parcel of land situated in the Northwest One-Quarter of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found rebar marking the Southwest corner of the Southeast One-Quarter of the Northwest One-Quarter of said Section 27; thence run North 00 degrees 04 minutes 06 seconds West along the West line thereof for a distance of 890.10 feet to a found 1-inch rebar and the point of beginning of the parcel herein described; thence continue North 00 degrees 04 minutes 06 seconds West along the last described course for a distance of 446.17 feet to a found 1-inch rebar; thence leaving said West line run North 21 degrees 16 minutes 15 seconds East for a distance of 222.98 feet, said point lying on the Southwestern-most right of way of Alabama State Highway 70 (right of way varies); thence run South 68 degrees 44 minutes 46 seconds East along said right of way for a distance of 294.33 feet to a set 5/8-inch capped rebar stamped CA-560LS; thence leaving said right of way run South 11 degrees 44 minutes 23 seconds East for a distance of 103.73 feet to a set 5/8-inch capped rebar stamped CA-560LS; thence run South 19 degrees 20 minutes 18 seconds East for a distance of 172.83 feet to a set 5/8-inch capped rebar stamped CA-560LS; thence run South 21 degrees 10 minutes 54 seconds East for a distance of 173.12 feet to a set 5/8-inch capped rebar stamped CA-560LS; thence run South 18 degrees 56 minutes 26 seconds East for a distance of 127.67 feet to a set 5/8-inch capped rebar stamped CA-560LS; thence run South 89 degrees 57 minutes 12 seconds West for a distance of 537.00 feet to the point of beginning.

According to survey of Derek S. Meadows, PLS #29996, dated July 29, 2016.



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