

THIS INSTRUMENT PREPARED BY:
APRIL B. DANIELSON
WALLACE, JORDAN, RATLIFF & BRANDT, LLC
800 SHADES CREEK PARKWAY, SUITE 400
BIRMINGHAM, ALABAMA 35203

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

Jefferson State Community College
2601 Carson Road
Birmingham AL 35215

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration TEN DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR, **CITY OF HOOVER, ALABAMA**, a municipal corporation, (hereinafter referred to as GRANTOR), does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JEFFERSON STATE COMMUNITY COLLEGE**, an Alabama community college (hereinafter referred to as GRANTEE), the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit 1

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

IN WITNESS WHEREOF, said GRANTOR, City of Hoover, a municipality, by and through its Mayor, has hereunto set its hand and seal this the 2 day of April, 2019.

CITY OF HOOVER, ALABAMA



By: Frank V. Brocato
Its: Mayor



20190703000240710 1/4 \$66.50
Shelby Cnty Judge of Probate, AL
07/03/2019 03:08:33 PM FILED/CERT


Shelby County, AL 07/03/2019
State of Alabama
Deed Tax \$42.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Frank V. Brocato**, whose name as Mayor of **City of Hoover**, a municipal corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such mayor and with full authority, executed the same voluntarily for and as the act of said municipal corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2ND day of April, 2019.

(SEAL)


NOTARY PUBLIC

My Commission Expires: 6/24/19



20190703000240710 2/4 \$66.50
Shelby Cnty Judge of Probate. AL
07/03/2019 03:08:33 PM FILED/CERT

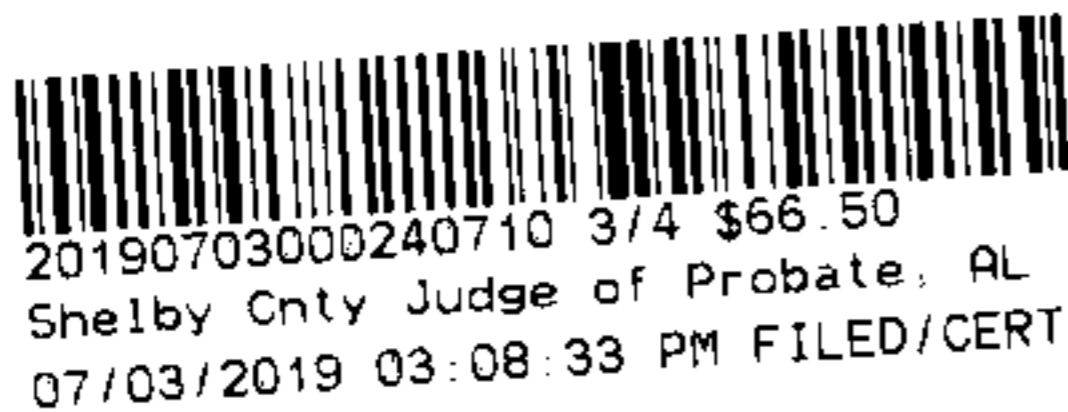
EXHIBIT 1

PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION SHELBY COUNTY, ALABAMA

A parcel of land situated in part of the Southeast quarter of Section 10 and part of the Northeast quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a found 1" crimp marking the Northeast corner of Lot 2, Shelby Development Park, as recorded in Map Book 16, page 21, in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 00 degrees 24 minutes 45 seconds East along the extension of the East line of said Lot 2 for a distance of 64.23 feet to a point; thence run North 45 degrees 24 minutes 45 seconds East for a distance of 173.47 feet to a point; thence run South 44 degrees 37 minutes 33 seconds East for a distance of 397.12 feet; thence run South 45 degrees 22 minutes 27 seconds West for a distance of 218.92 feet to a point; thence run North 44 degrees 37 minutes 31 seconds West for a distance of 351.85 feet to the POINT OF BEGINNING. Said parcel contains 85,921 square feet or 1.97 acres more or less.



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 Hoover
Mailing Address 100 Municipal Lane
Hoover AL 35216

Grantee's Name Jefferson State Community
Mailing Address College
2601 Carson Road
Birmingham AL 35215

Property Address 10 2 1 0 0 0 0 1 0 0 9. 0 0 5

Date of Sale April 2, 2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 42,100 *

*
Split of
parcel
for
2020

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 Tax Office

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 7/3/19

☒ Unattested

Print Wendy Dickerson (City of Hoover)

Sign Wendy Dickerson (City of Hoover)
(Grantor/Grantee/Owner/Agent) circle one



20190703000240710 4/4 \$66.50
Shelby Cnty Judge of Probate, AL
07/03/2019 03:08:33 PM FILED/CERT

Form RT-1