

Send Tax Notice To: City of Alabaster  
1953 Municipal Way.  
Alabaster, AL 35173

*Note: This property was acquired under the City's right of eminent domain as set forth in Ala. Code §11-47-170 and §11-80-1. The Seller retains their rights under Ala. Code §11-47-170(c).*

**WARRANTY DEED**

STATE OF ALABAMA   )  
SHELBY COUNTY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-eight Thousand Dollars (\$188,000.00) to Mary Nell Payton, a widowed woman (herein referred to as Grantor), in hand paid by the City of Alabaster (herein referred to as Grantee), the receipt whereof is acknowledged, does grant, bargain, sell and convey unto **The City of Alabaster** the real estate described on **Exhibit "A"** attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

This conveyance is made subject to:

1. Taxes for the current and subsequent years
2. Mineral and mining rights not owned by Grantor
3. Easements and rights-of-way of record

Mary Nell Payton is the sole surviving grantee in that joint tenants with right of survivorship recorded January 31, 1967 in Deed Book 246, Page 644 in the Probate Office of Shelby County Alabama, George W. Payton, Jr. having passed away on February 6, 2012 and Zora M. Leach having passed away on November 1, 1988.

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantor warrants that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the shall warrant and defend the said premises to the Grantee and the successors and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the \_\_\_\_ day of August 2019.

By: Mary Nell Payton  
Mary Nell Payton

STATE OF ALABAMA   )  
SHELBY COUNTY       )

I, the undersigned, hereby certify that Mary Nell Payton, whose name is signed to the foregoing conveyance, and who has been made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she each executed the same voluntarily on the day the same bears date.


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

[SEAL]

John Mark Fink  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT PREPARED BY:

Jeffrey W. Brumlow, Esq.  
**Brumlow Legal Group**  
137 Main St., Suite 202  
Trussville, AL 35173  
(205) 833-1303

  
20190823000312050 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 04:25:04 PM FILED/CERT

**EXHIBIT "A"**  
Tract 37 - Payton

Lot 83, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 6, 1965, and being more particularly described as follows:  
Commence at the intersection of the South right of way line of 2nd Avenue and the West right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd Avenue for 324.07 feet; thence 74 degrees 27 minutes 30 seconds left and run southwesterly for 107.96 feet to the point of beginning; thence 106 degrees 10 minutes 30 seconds left and run southeasterly for 120.04 feet; thence 15 degrees 57 minutes 27 seconds right and run southeasterly for 36.38 feet; thence 74 degrees 11 minutes 33 seconds right and run southwesterly for 125.00 feet; thence 101 degrees 18 minutes 05 seconds right and run northwesterly for 189.73 feet; thence 99 degrees 06 minutes 25 seconds right to chord of a curve to the left having a radius of 248.11 feet; thence northeasterly along the arc of said curve for 38.00 feet; thence tangent to said curve run northeasterly for 64.30 feet to the point of beginning.  
Situating in Shelby County, Alabama.



20190823000312050 2/3 \$22.00  
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Real Estate Sales Validation Form

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

Grantor's Name	Mary Nell Payton	Grantee's Name	City of Alabaster
Mailing Address	PO Box 1946	Mailing Address	1953 Municipal Way
	Alabaster, AL 35007		Alabaster, AL 35007
Property Address	623 10th Ave. SW	Date of Sale	August 15, 2018
	Alabaster, AL 35007	Total Purchase Price	\$ 188,000
		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 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	8/15/19	Print	Mary Nell Payton
Unattested		Sign	Mary Nell Payton
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

