

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).*

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA   )  
SHELBY COUNTY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred and Thirty-five Thousand Dollars (\$435,000.00) to Danny Coshatt dba Coshatt Sod and Supply, a married man, (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.

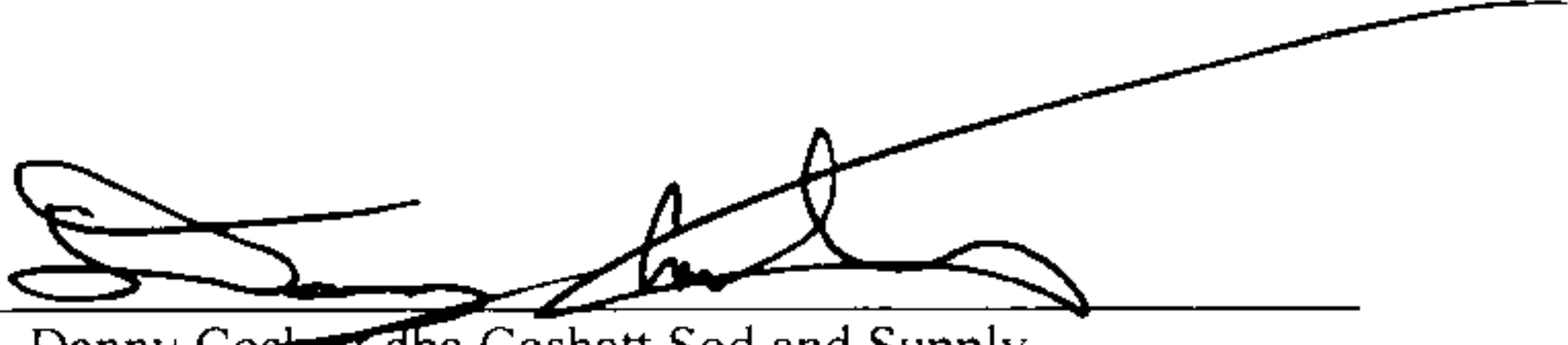
This conveyance is made subject to:

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

The Property is not the homestead of the Grantor nor his spouse.

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 its hand and seal by its duly authorized officer, this the \_\_\_\_\_ day of August 2019.

By:  \_\_\_\_\_  
Danny Coshatt dba Coshatt Sod and Supply

STATE OF ALABAMA   )  
SHELBY COUNTY       )

I, the undersigned, hereby certify that Danny Coshatt dba Coshatt Sod and Supply, 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, they 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]

  
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

  
20190823000312100 1/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
08/23/2019 04:25:09 PM FILED/CERT

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


**Lot 87**, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the North right of way line of Strowd Avenue and the East right of way line of Fallon Avenue, said right of way line as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Fallon Avenue for 141.00 feet to the point of beginning; thence 89 degrees 53 minutes 02 seconds right and run southeasterly for 128.32 feet to a point on the westerly right of way line of Montevallo Road (Ala. Highway No. 119); thence 89 degrees 26 minutes 02 seconds left and run northeasterly along said right of way line of Montevallo Road for 67.26 feet; thence 90 degrees 00 minutes left and run northwesterly for 128.85 feet to a point on the easterly right of way line of Fallon Avenue; thence 90 degrees 27 minutes left and run southwesterly along said right of way line of Fallon Avenue for 68.53 feet to the point of beginning; being situated in Shelby County, Alabama.

**ALSO**

**Lot 88**, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the East right of way line of Fallon Avenue and the South right of way line of 2nd Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southwesterly along said right of way line of Fallon Avenue for 114.93 feet to the point of beginning; thence 89 degrees 33 minutes left and run southeasterly for 129.49 feet to a point on the westerly right of way line of Montevallo Road (Ala. Highway No. 119); thence 90 degrees 00 minutes right and run southwesterly along said right of way line of Montevallo Road for 82.00 feet; thence 90 degrees 00 minutes right and run northwesterly for 128.85 feet to a point on the easterly right of way line of Fallon Avenue; thence 89 degrees 33 minutes right and run northeasterly along said right of way line of Fallon Avenue for 82.00 feet to the point of beginning.

  
20190823000312100 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 04:25:09 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 Danny Coshatt dba Coshatt Sod  
Mailing Address and Supply  
4940 Coshatt Drive  
Birmingham, AL 35244

Grantee's Name City of Alabaster  
Mailing Address 1953 Municipal Way  
Alabaster, AL 35007

Property Address Hwy 119 Alabaster

Date of Sale August 15, 2018

Total Purchase Price \$ 435,000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20190823000312100 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/23/2019 04:25:09 PM FILED/CERT

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

☐ Appraisal

☒ Sales Contract

☐ Other \_\_\_\_\_

☐ 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 DANNY COSHATT

Sign [Signature]

\_\_\_\_ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1