

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 Seventy Thousand Dollars (\$170,000.00) to **Mayo Virginia Rush**, a single woman, **Shelba Rush Hammond**, a single woman, **Myra Rush Howard**, a married woman, and **Glenda Rush Henderson**, a single woman, (herein referred to as Grantors), 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

This property is not the homestead of any of the Grantors.

***NOTE:** Shelba Rush Hammond, Myra Rush Howard, and Glenda Rush Henderson are the only children of A.B. Rush, Grantee in that certain deed recorded July 19, 1994 as Instrument Number 1994-22673, who passed away single and intestate on May 19, 2000 in Ft. Oglethorpe, Georgia.

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantors warrant that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that they 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 9th day of September 2019.

Mayo Virginia Rush
Mayo Virginia Rush

Shelba Rush Hammond
Shelba Rush Hammond

Glenda Rush Henderson
Glenda Rush Henderson

Myra Rush Howard
Myra Rush Howard

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, hereby certify that Myra Virginia Rush, Shelba Rush whose names are 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 9th day of September 2019.

[SEAL]

John Mark F...
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


20190910000331730 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/10/2019 08:30:20 AM FILED/CERT

EXHIBIT "A"
Tract 28 - Rush

Lot 95, 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 westerly right of way line of Fallon Avenue and the northerly 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 northwesterly along said right of way line of 2nd Avenue for 151.00 feet to the point of beginning; thence 89 degrees 35 minutes right and run northeasterly for 109.52 feet; thence 88 degrees 35 minutes, 30 seconds left and run northwesterly for 92.00 feet; thence 91 degrees 24 minutes 30 seconds left and run southwesterly for 109.51 feet to a point on the northerly right of way line of 2nd Avenue; thence 89 degrees 35 minutes left and run southeasterly along said right of way line of 2nd Avenue for 92.00 feet to the point of beginning. All in Shelby County, Siluria, Alabama.



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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 Mayo Virginia Rush, et al.
Mailing Address 905 6th Ave. SW
Alabaster, AL 35007

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

Property Address 612 10th Ave. SW
Alabaster, AL 35007

Date of Sale August 22, 2018

Total Purchase Price \$ 170,000

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)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 9/9/19

Print

Sign

Attested by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20190910000331730 3/3 \$29.00
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