

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, having acquired the property herein on behalf of the City of Alabaster pursuant to the City's rights under Ala. Code § 11-47-170 and §11-80-1, and pursuant to Resolution 2019-1, in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **The Commercial Development Authority of the City of Alabaster**, an Authority organized under the laws of the State of Alabama (herein referred to as Grantor), does grant, bargain, sell and convey unto **The City of Alabaster, Alabama** (herein referred to as Grantee), the three parcels of real estate described on **Exhibit "A"** attached hereto and incorporated herein by this reference, and which are 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

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 23rd day of September 2019.

**The Commercial Development Authority of the City
of Alabaster**

By: Dennis Torrealba, Its Chairman

STATE OF ALABAMA)
SHELBY COUNTY)

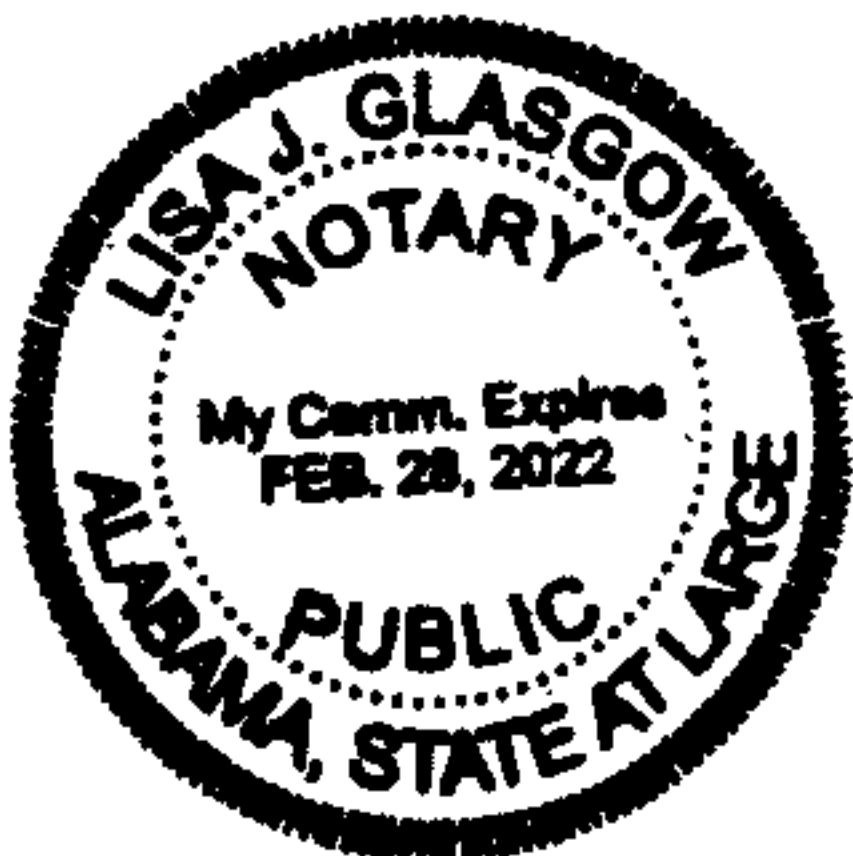
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Dennis Torrealba, whose name as Chairman of the Commercial Development Authority of the City of Alabaster, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Authority.

Given under my hand and official seal this 23rd day of September 2019.

[SEAL]

Lisa J. Glasgow
NOTARY PUBLIC

MY COMMISSION EXPIRES February 28, 2022



THIS INSTRUMENT PREPARED BY:

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



20190925000350020 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/25/2019 10:26:03 AM FILED/CERT

EXHIBIT "A"

PARCEL I

Commence at the intersection of the north right of way line of Stowd 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 Stowd Avenue for 95.00 feet to the point of beginning; thence 90 degrees 09 minutes right and run northeasterly for 100.38 feet; thence 27 degrees 13 minutes 06 seconds left and run northwesterly for 77.92 feet; thence 62 degrees 42 minutes 54 seconds left and run northwesterly for 68.00 feet; thence 90 degrees 04 minutes left and run southwesterly for 170.0 feet to a point on the northerly right of way line of Stowd Avenue; thence 90 degrees 09 minutes left and run southeasterly along said right of way line for Stowd Avenue for 103.64 feet to the point of beginning.

Being known as Lot 79, according to the Siluria Property Line Map recorded in Map Book 5, Page 10 in the Probate Office of Shelby County, Alabama.

PARCEL II

LOT 93, 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 SOUTHERLY RIGHT OF WAY LINE ON 2ND AVENUE, SAID RIGHT LINE AS SHOWN ON THE MAP OF THE DEDICATION ON THE STREETS AND EASEMENTS, TOWN OF SILURIA, ALABAMA; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE OF 243.00 FEET TO THE POINT OF BEGINNING; THENCE 90 DEGREES 26 MINUTES 37 SECONDS LEFT AND RUN SOUTHWESTERLY FOR 104.63 FEET; THENCE 89 DEGREES 48 MINUTES 37 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 111.11 FEET; THENCE 106 DEGREES 10 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 107.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE; THENCE 74 DEGREES 27 MINUTES 30 SECONDS RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE FOR 81.07 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III

Lot No. 84 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph M. 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 Stowd 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 northeasterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning; thence 90 deg. 00 min. left and run northwesterly for 95.12 feet; thence 62 deg. 42 min. 54 sec. right and run northwesterly for 77.92 feet; thence 117 deg. 17 min. 06 sec. right and run southeasterly for 130.84 feet to a point on the west right of way line of Fallon Avenue; thence 90 deg. 00 min. right and run southwesterly along said right of way line of Fallon Avenue for 69.25 feet to the point of beginning.

Tract 30, 41, 43



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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 Commercial Development
Mailing Address Authority - Alabaster
1953 Municipal Way
Alabaster, AL 35173

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

Property Address various

Date of Sale September 20, 2018

Total Purchase Price \$ 10.00

or

Actual Value \$

or

Assessor's Market Value \$ 203,230

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 Agreement between CDA and City of Alabaster

☐ 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 9/23/19

Print Dennis Torrey/bs

Unattested

Lisa Blanton
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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