

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 Ninety-five Thousand Dollars (\$95,000.00) to Natanael Espinosa Reyna, 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

This 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 his hand and seal, this the 15th day of October 2019.

Natanael Espinosa
By: Natanael Espinosa Reyna

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, hereby certify that Natanael Espinosa Reyna, 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 15th day of October 2019.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

Jeffrey W Brumlow Notary Public State of Alabama - At Large My Commission Expires Dec. 10, 2022
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20191025000393830 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/25/2019 03:05:33 PM FILED/CERT

EXHIBIT "A"
Tract 44 – Espinosa Reyna

Lot 80, as shown on map entitled "Property Line Map, Siluria Mills", as recorded in Map book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the northerly right of way line of Strowd Avenue and the westerly 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 Strowd Avenue for 198.64 feet to the point of beginning; thence 90 degrees 09 minutes right and run northeasterly for 170.00 feet; thence 78 degrees 41 minutes 55 seconds left and run northwesterly for 71.35 feet; thence 101 degrees 18 minutes 05 seconds left and run southwesterly for 184.17 feet to point on the northerly right of way line of Strowd Avenue; thence 90 degrees 09 minutes left and run southeasterly along said right of way line of Strowd Avenue for 70.00 feet to the point of beginning; being situated in the Southeast quarter of Southwest quarter of Section 2, Township 21 South, Range 3 West, said lot being known on Furman No. 80. Situated in Shelby County, Alabama.



20191025000393830 2/3 \$29.00

Shelby Cnty Judge of Probate, AL

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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 Natanael Espinosa Reyna
Mailing Address 624 11th Ave SW
Alabaster, AL 35007

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

Property Address 624 11th Ave. SW
Alabaster, AL 35007

Date of Sale 10/15/2019
Total Purchase Price \$ 165,000 95,000.00
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 ☐ 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 10 Oct 2019

Print Natanael Espinosa Reyna

Unattested

Sign Natanael Espinosa

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20191025000393830 3/3 \$29.00
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