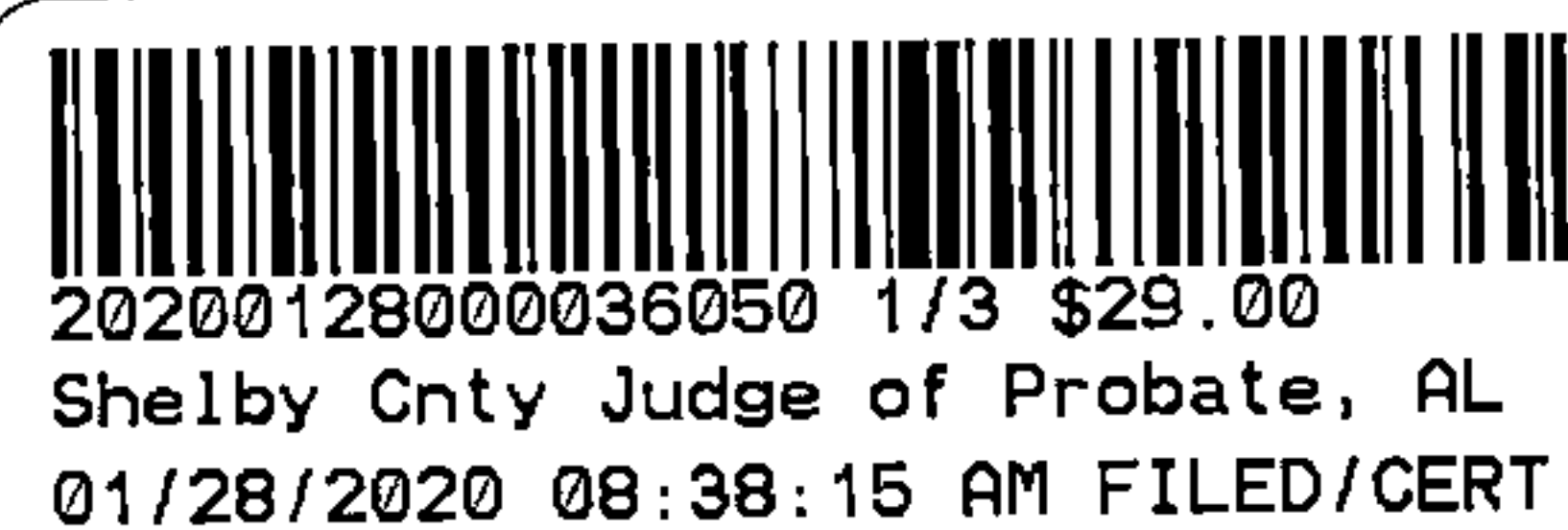


This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
City of Calera  
P O Box 187  
Calera, AL 35040

**WARRANTY DEED**



STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/00 DOLLARS (\$63,750.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brett Josephson, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **City of Calera, Alabama (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Subject to taxes for 2020 and subsequent years, easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of Grantor or his respective spouse.

**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that, I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons

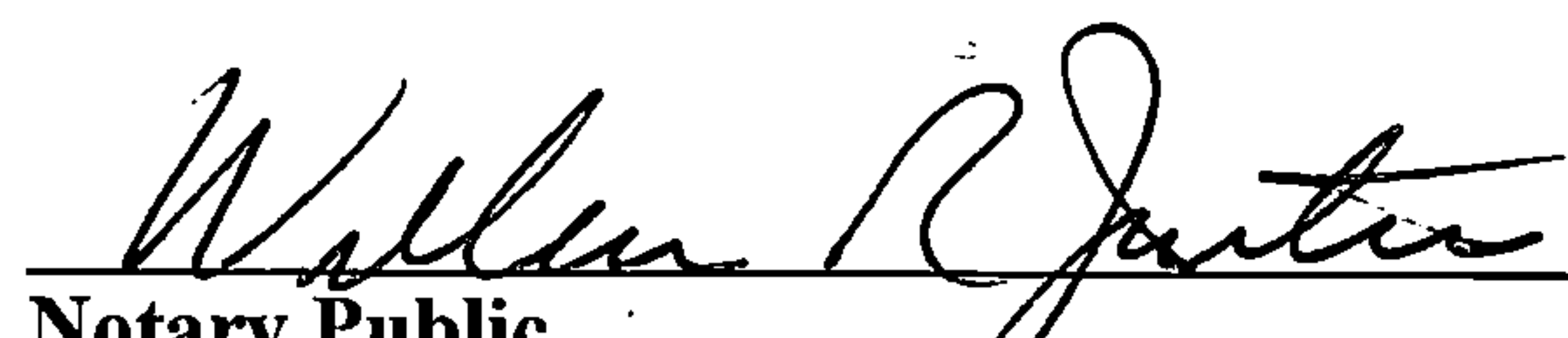
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16<sup>th</sup> day of January, 2020.

  
Brett Josephson

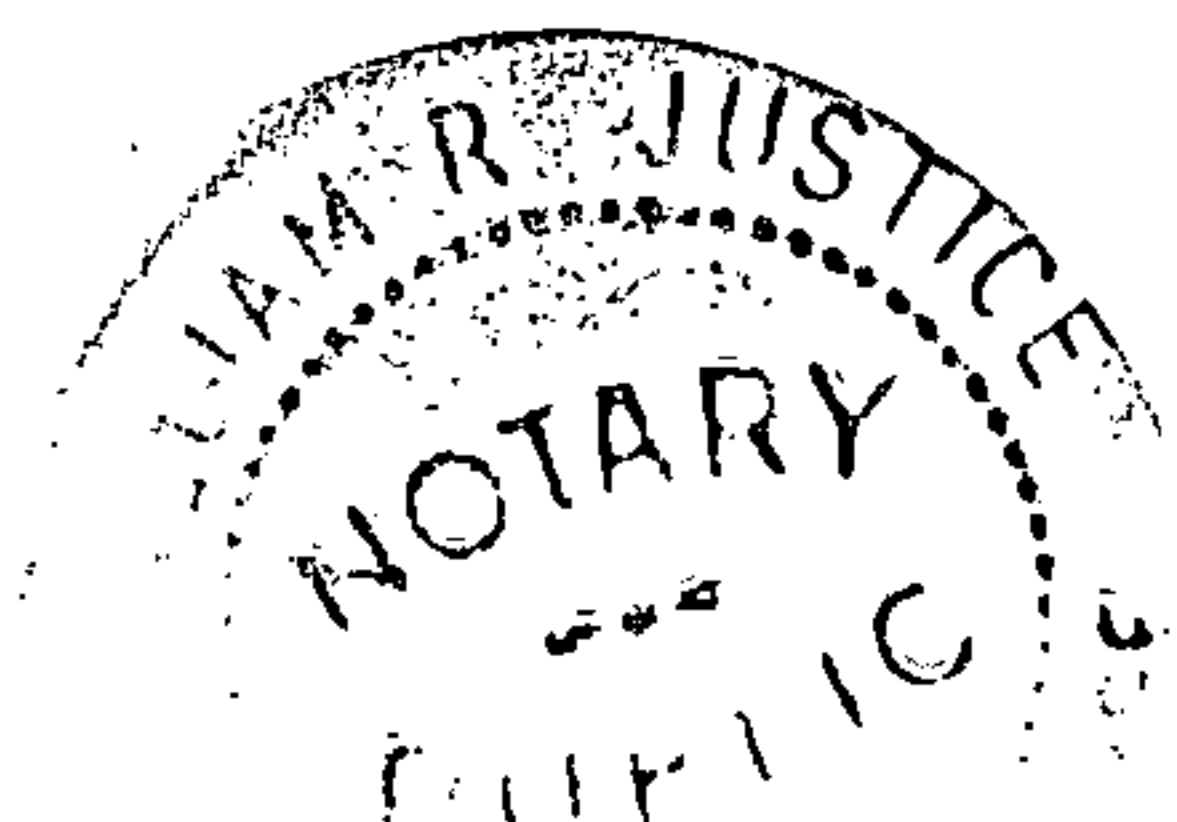
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brett Josephson, whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of January, 2020.

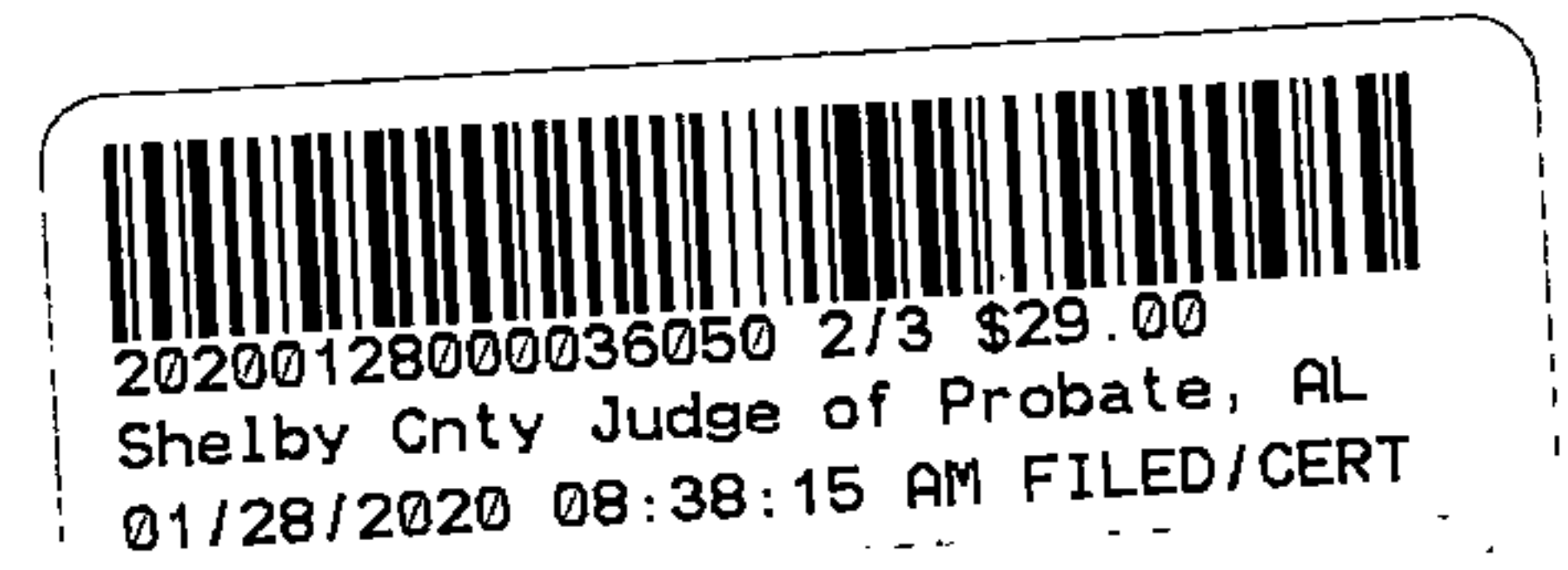
  
Notary Public

My Commission Expires: 9-12-23



**EXHIBIT "A"**

Lots numbered 461 and 462, fronting 100 feet on the North side of Gardner Street and running back to an alley 142 feet, according to Dare's plat of Calera, said property situated in the Town of Calera, and is bounded on the West by the residence of Mrs. John Booker, being the same property conveyed by D.B. Lyons to Ruth Lyons by deed recorded in Volume 107, Page 415, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Brett Josephson.  
Mailing Address 1048 Grande View Pass  
Alabaster, AL 35007

Grantee's Name: City of Calera, AL  
Mailing Address: 10947 Hwy 25  
Calera, AL 35040

Property Address: 1120 17th Ave.  
Calera, AL 35040

Date of Sale 1-16-2020  
Total Purchase Price \$ 63,750.00  
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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other -



20200128000036050 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/28/2020 08:38:15 AM FILED/CERT

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 1-16-2020

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Brett Josephson

☐ Unattested

\_\_\_\_\_  
(Verified by)