

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

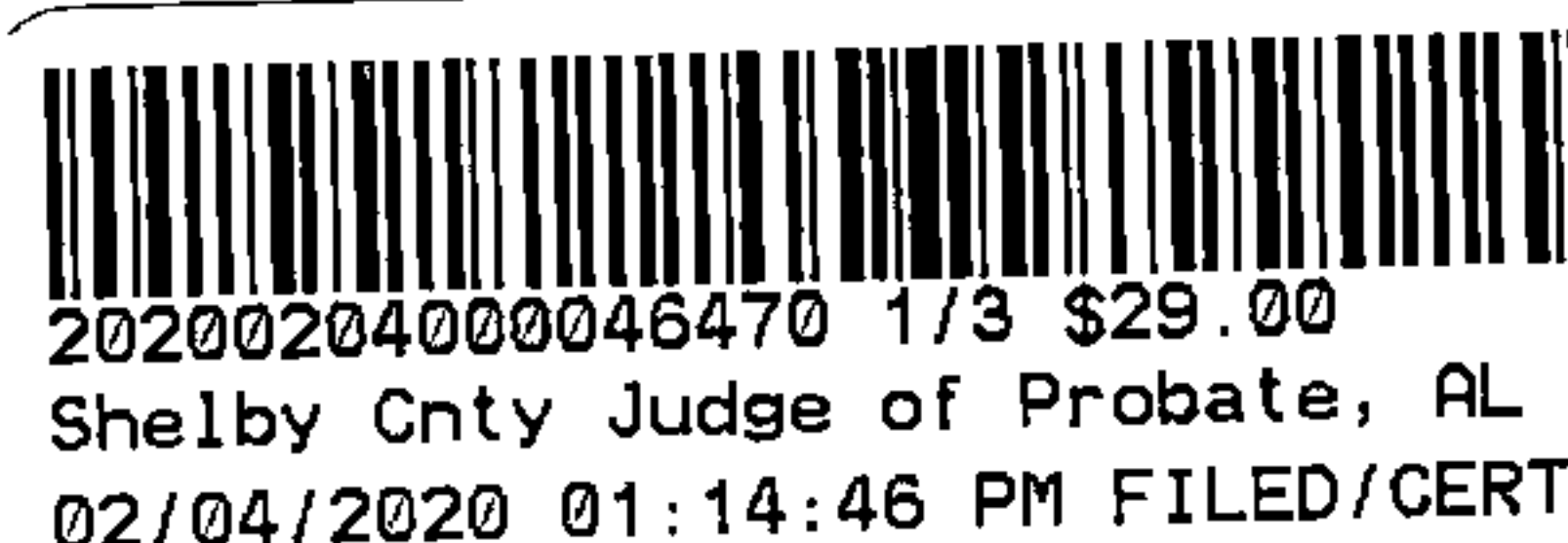
That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned Grantor, Alabaster Water Board, f/k/a Alabaster Water & Gas Board, a public utility corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto The Commercial Development Authority of the City of Alabaster (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

Commence at the Southwest corner of Section 14, Township 21 South, Range 3 West; thence run North along the West line of said Section 14 a distance of 908.30 feet to the point of beginning; thence continue North along the West line of said Section 14 a distance of 208.71 feet; thence turn an angle of 87 deg. 53 min. 15 sec. to the right and run a distance of 208.71 feet; thence turn an angle of 92 deg, 06 min. 45 sec. to the right and run 208.71 feet; thence turn an angle of 87 deg. 53 min. 15 sec. to the right and run a distance of 208.71 feet to the West line of Section 14 and the point of beginning.

GRANTOR reserves to itself a thirty-foot non-exclusive right of way easement, fifteen feet either side of a center line described as: Commence at the Southwest corner of Section 14, Township 21 South, Range 3 West, thence run North along the West line of Section 14 a distance of 1132.01 feet to the point of beginning; thence turn an angle of 87 deg. 53 min. 15 sec. to the right and run a distance of 207.39 feet; thence turn an angle of 5 deg. 53 min. 15 sec. to the left and run a distance of 517.87 feet to the West right of way of Alabama Highway No. 119 and the point of ending. Situated in Section 14, Township 21 South, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the



said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Chairman, Bobby Lee Harris, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January, 2020.

ATTEST:

Alabaster Water Board

Denise Rosier
Secretary

By Bobby Lee Harris
Bobby Lee Harris as its Chairman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bobby Lee Harris, whose name as Chairman of the Alabaster Water Board, a public utility corporation, 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of January, 2020.

Denise Rosier
Notary Public

My commission expires:

DENISE ROSIER
Notary Public, Alabama State At Large
My Commission Expires Mar. 13, 2022



20200204000046470 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/04/2020 01:14:46 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 Alabaster Water Board
Mailing Address 213 1st St N
Alabaster, AL 35007

Grantee's Name The Commercial Development Authority
Mailing Address of the City of Alabaster
1953 Municipal Way
Alabaster, AL 35007

Property Address Hwy 119
Alabaster, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,000.00

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 January 24, 2020

Print

Bobby Lee Harris

Unattested

Delise P. Harris
(verified by)

Sign

Bobby Lee Harris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

PIN 23 6 14 3 002 004.001



20200204000046470 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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