

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 Seventy-eight Thousand Dollars (\$78,000.00) to **The Estate of Luther H. DeVore, PR2017-0822 in the Probate Court of Shelby County, Alabama**, by and through its Administrator ad Colligendum, Sanford D. Hatton, Jr., (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.

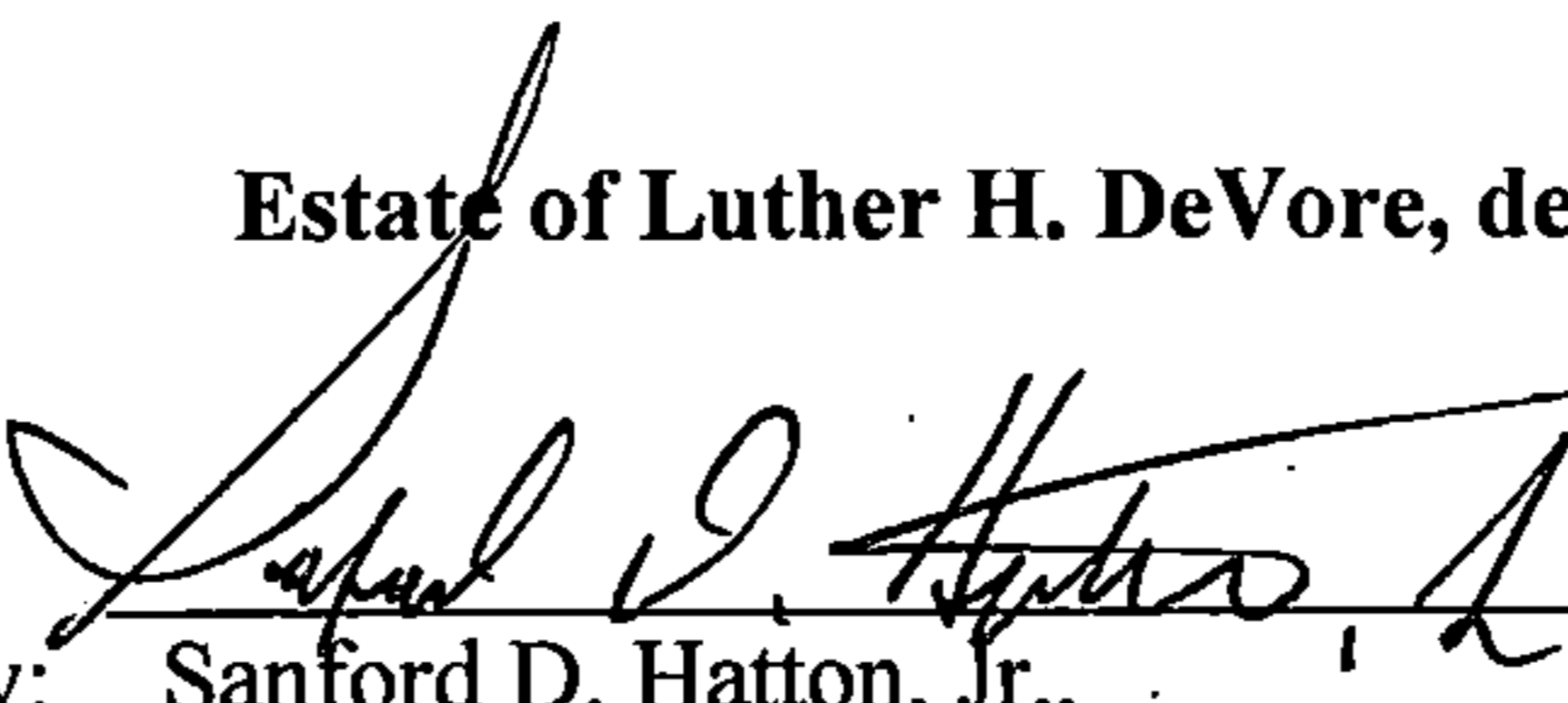
This conveyance is made subject to:

- 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

Note: Sanford D. Hatton, Jr., is the Administrator ad Colligendum of the Estate of Luther H. Devore, deceased, PR-2017-0822 in the Probate Court of Shelby County, Alabama, and is authorized to execute this deed on behalf of said estate by virtue of the order of said court dated February 6, 2020.

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 18th day of February 2020.

Estate of Luther H. DeVore, deceased

By: Sanford D. Hatton, Jr.,
Administrator ad Colligendum

STATE OF ALABAMA)
SHELBY COUNTY)

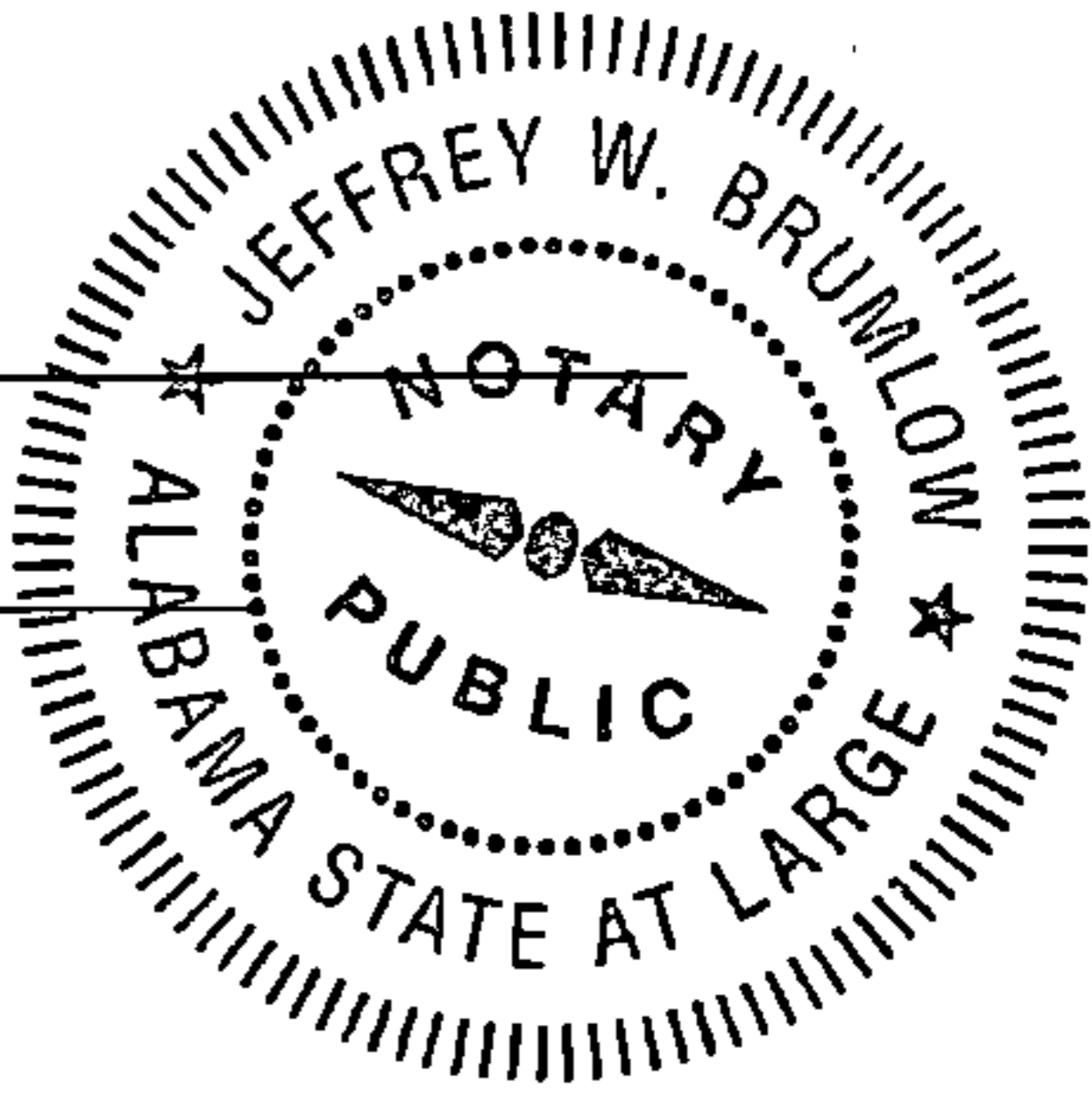
I, the undersigned, hereby certify that Sanford D. Hatton, Jr., whose names is signed to the foregoing conveyance, and who has been made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date and with full authority of the Probate Court of Shelby County, Alabama.

Given under my hand and official seal this 18th day of February 2020.

[SEAL]

Jeffrey W Brumlow
Notary Public
State of Alabama - At Large
My Commission Expires Dec. 10, 2022


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



20200218000066040 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/18/2020 02:45:15 PM FILED/CERT

EXHIBIT "A"
Tract 33 - DeVore

Lot 90, as shown on a map entitled "Property Line Map, Siluria Mills", as described in deed recorded in Real book 392, Page 880, in the Probate Office, Shelby County, Alabama, prepared by Joseph Miller, Reg. Civil Engineer, on October 5, 1965 and being more particularly described as follows: Begin at the intersection of the West right of way line of Fallon Avenue and the South 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 75.0 feet; thence 90 degrees 25 minutes left and run southwesterly 95.70 feet; thence 89 degrees 35 minutes left and run southeasterly for 75.0 feet to a point on the West right of way line of Fallon Avenue; thence 90 degrees 25 minutes left and run northwesterly along said right of way line of Fallon Avenue for 95.70 feet to the point of beginning; being situated in the Town of Alabaster, Shelby County, Alabama.



20200218000066040 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/18/2020 02:45:15 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 Estate of Luther H. DeVore
Mailing Address Deceased
PR2017-0822

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

Property Address 605 10th Ave. SW
Alabaster, AL 35007

Date of Sale February 18, 2020

Total Purchase Price \$ 78,000

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

☐ 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 2/18/20

Print

Jeffrey W. Brumby

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)

Print Form

Form RT-1



20200218000066040 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/18/2020 02:45:15 PM FILED/CERT