

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
TCG Chelsea Acres, LLC
Box 602
Helena, AL 35080

STATE OF ALABAMA)

STATORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twelve Thousand Four Hundred and 00/100 (\$212,400.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **City of Chelsea, a municipality** (hereinafter referred to as GRANTOR), whose address is P. O. Box 111, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **TCG Chelsea Acres, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land situated in the West 1/2 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: BEGIN at a Nail in a 3 post (pine knot) at the SE corner of the NW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 0020'24" W along the east line of said 1/4-1/4 section a distance of 658.42 feet to a 3/4 crimp; thence S 8830'55" W leaving said 1/4-1/4 line a distance of 450.17 feet to a 1/2 crimp; thence S 2823'16" W a distance of 213.50 feet to a 1/2 rebar capped EDG; thence S 1224'54" W a distance of 172.51 feet to a 1/2 rebar capped EDG ; thence S 0228'40" W a distance of 193.51 feet to a 1/2 rebar capped EDG ; thence S 2233'16" W a distance of 156.51 feet to a 1/2 rebar capped EDG; thence S 5214'38" W a distance of 66.30 feet to a 1/2 rebar capped EDG; thence S 1624'52" W a distance of 91.33 feet to a 1/2 rebar capped EDG ; thence S 2144'07" E a distance of 119.64 feet to a 1/2 rebar capped EDG ; thence N 8921'11" E a distance of 333.71 feet to a 1/2 rebar capped EDG ; thence N 1628'35" E a distance of 359.69 feet to a 1/2 rebar capped EDG ; thence N 7746'02" E a distance of 121.16 feet to a 1/2 rebar capped EDG; thence S 5806'03" E a distance of 165.75 feet to the POINT OF BEGINNING.

Property Address: Liberty Road, Chelsea, AL 35043

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 5th day of March, 2020.



20200306000088810 1/2 \$237.50
Shelby Cnty Judge of Probate, AL
03/06/2020 08:17:46 AM FILED/CERT

City of Chelsea

By:

Tony Picklesimer, Mayor

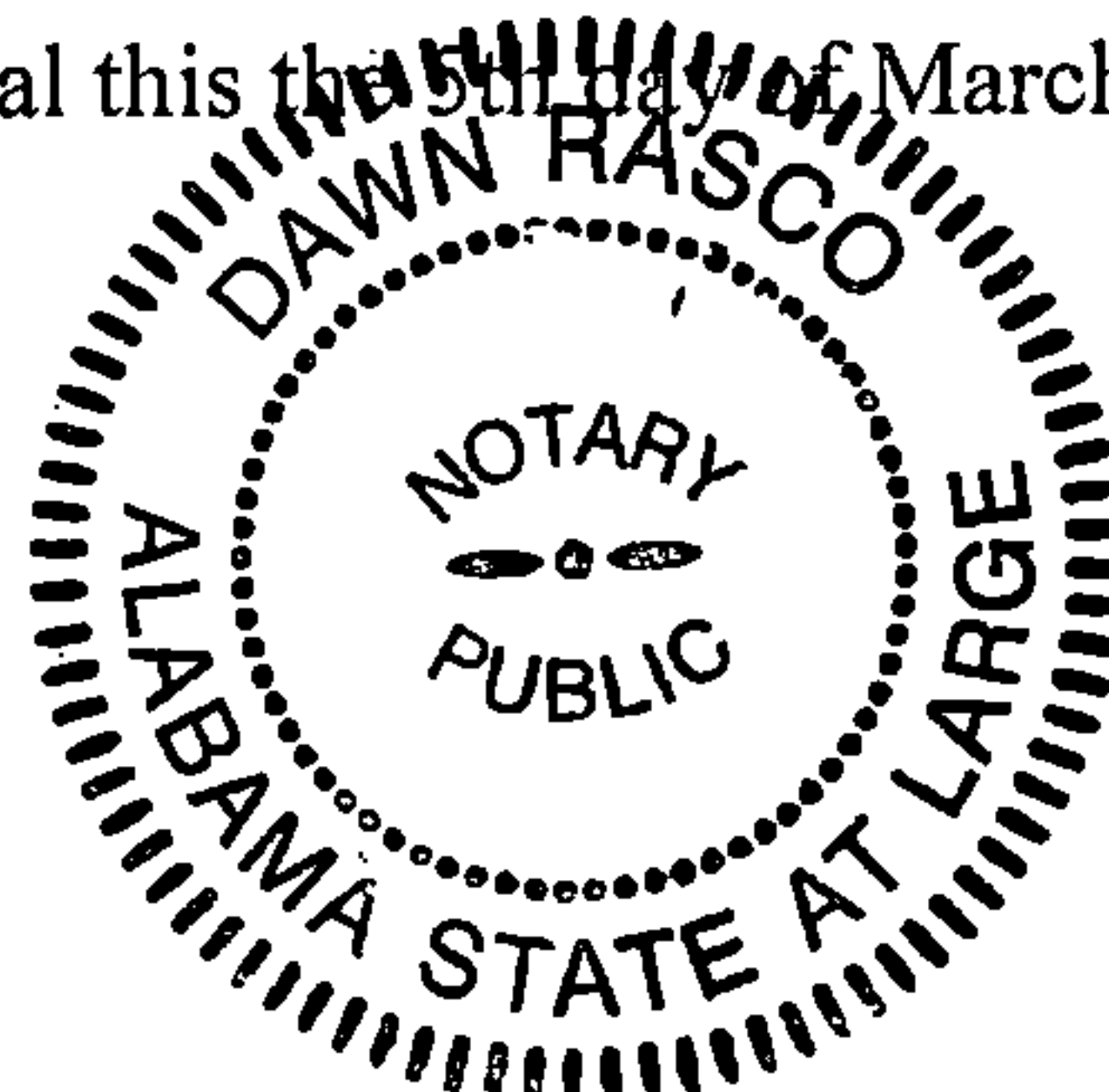
Shelby County, AL 03/06/2020
State of Alabama
Deed Tax:\$212.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tony Picklesimer, whose name as Mayor of the City of Chelsea, a municipality, 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 Instrument he, as Mayor and with full authority, executed the same voluntarily for and as the act of the City of Chelsea on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of March, 2020.

NOTARY PUBLIC
My Commission Expires: 3/24/2022



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name City of Chelsea
Mailing Address PO Box 111
Chelsea AL
35043

Grantee's Name TCG Chelsea Acres, LLC
Mailing Address Box 1002
Helena, AL 35080

Property Address Liberty Road
Chelsea, AL
35043

Date of Sale 3/5/2020
Total Purchase Price \$ 212,400.00
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

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 3/5/2020

Print Dawn Rasco

Unattested

Sign Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200306000088810 2/2 \$237.50
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