

THIS INSTRUMENT PREPARED BY:

Mark S. Boardman
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

CITY OF CHELSEA
P. O. Box 111
Chelsea, Alabama 35043



20201229000595230 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/29/2020 08:58:58 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, in and solely as a donation to the City of Chelsea, the undersigned GRANTOR, **FBN Properties 2, LLC**, a limited liability company, (hereinafter referred to as GRANTOR), the GRANTOR does hereby donate, give, grant, and convey unto the GRANTEE, **City of Chelsea**, (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2 of FBN Properties 2, LLC Subdivision, as recorded in Map Book 43, page 62 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to subject property.

Note: This is a donation by GRANTOR and there is no consideration.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **FBN Properties 2, LLC**, has hereunto set its hand and seal this the 22 day of December, 2020.

FBN Properties 2, LLC

By: Michael G. Connolly, Jr.
Michael G. Connolly, Jr., Member

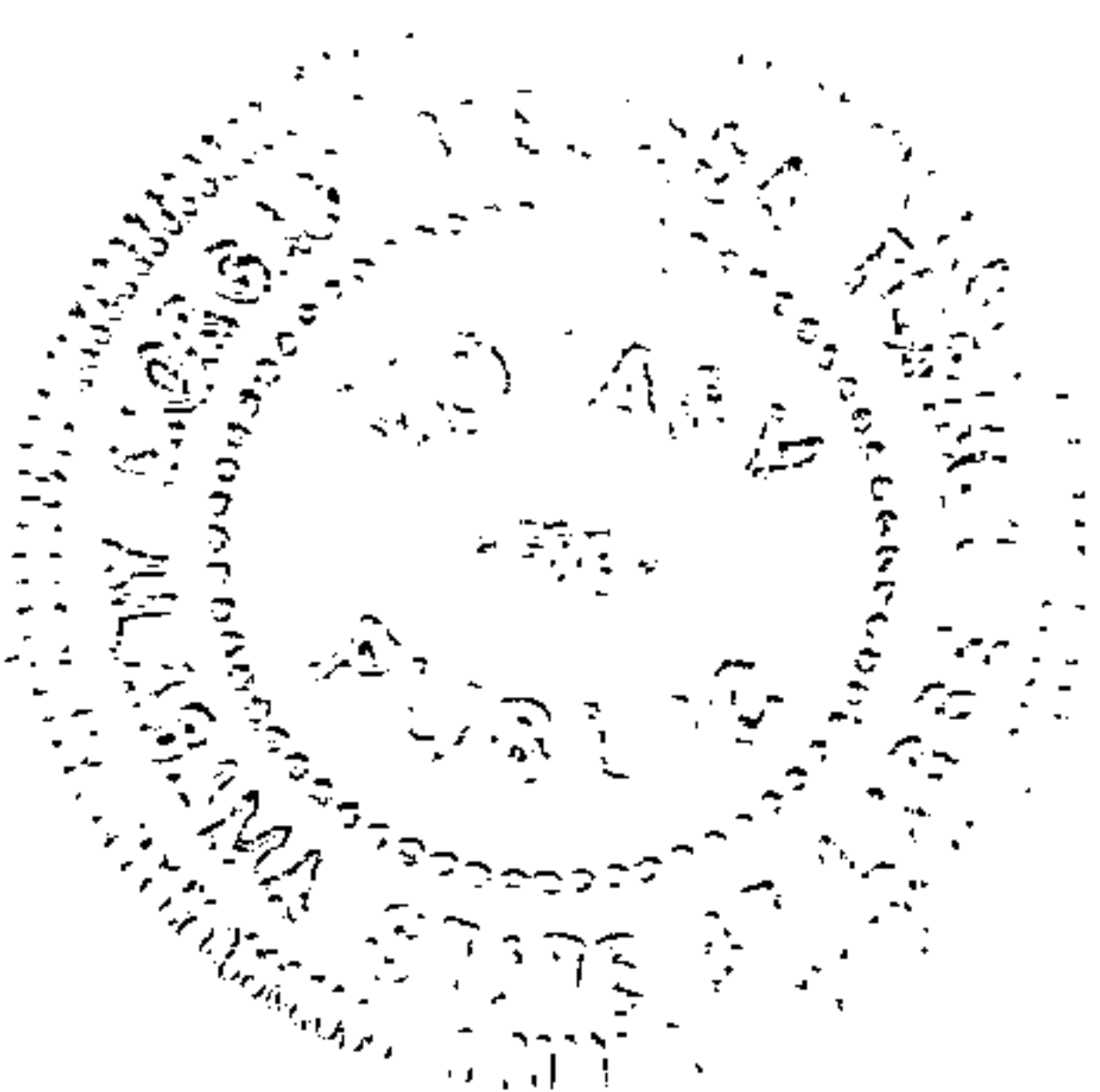
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael G. Connolly, Jr.**, Member of FBN Properties 2, LLC, a limited liability company, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of December, 2020.

My Signature
NOTARY PUBLIC

My Commission Expires: 9-28-24



Real Estate Sales Validation Form

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

Grantor's Name FBN Properties 2, LLC
Mailing Address 334 North Lake Road
Birmingham, AL 35242

Grantee's Name City of Chelsea
Mailing Address P. O. Box 111
Chelsea, AL 35043

Property Address _____

Date of Sale December 22, 2020
Total Purchase Price \$ _____
or
Actual Value \$ 610,000.00
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
☒ XX 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 December 28, 2020

Print Dawn Rasco

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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