

20210304000108890 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/04/2021 01:44:16 PM FILED/CERT

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

City of Calera  
7901 Highway 31  
Calera, Alabama 350405

**STATUTORY WARRANTY DEED OF DONATION**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollar (\$1.00) in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged and in further consideration of the donation and gift from Grantor **Patricia C. Bird, an unmarried woman** to Grantee, the Grantor does hereby grant, bargain, sell and convey unto **The City of Calera, Alabama, an Alabama Municipal Corporation** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

**Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as set out herein.**

Grantor further certifies that **Patricia Ann Cauthen Bird, Sidney Maurice Bird, III, and Annmarie Bird Revel** are all the heirs at law and next of kin of Sidney Maurice Bird, Jr., deceased.

**TO HAVE AND TO HOLD** unto the said GRANTEE, its successors and assigns, forever.

The descriptions used in this document are supplied by the parties, and there has been no survey or title examination made of subject property.

Patricia C. Bird (Seal)  
**Patricia C. Bird, an unmarried woman**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patricia C. Bird, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 23 day of December, 2020.

Connie B. Payt (SEAL)  
Notary Public

EXHIBIT "A"  
LEGAL DESCRIPTION

All that part of the N 1/2 of SW 1/4 of Section 23, Township 21 South, Range 1 West, that lies East of the Branch on the Southwest side of Elyton Public Road, said Branch running in a Northwesterly and Southeasterly direction on the Southwest side of the Elyton Public Road and which said Branch runs parallel with. said dirt road. There is EXCEPTED however, the following: All lots heretofore sold off by Mrs. M.P. Roper, sometimes known as Mary P. Roper; and also, EXCEPT the following lots, to-wit: That certain lot described in that certain deed from William R. Langley and wife, Louisa Langley to Shelby Iron Company, a corporation, authorized under the laws of the State of Alabama, and dated September 29, 1888, conveying 2 acres of land, and which said deed is recorded in Deed Book 11, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama. Also, EXCEPTED, that certain lot conveyed by K.E. McWilliams to Lonnie McNeal, containing 2 acres, which said deed is dated March 18, 1954, and said deed being of record in Deed Book 165, Page 303, in the Office of the Judge of Probate of Shelby County, Alabama; also EXCEPT that certain lot described in the certain deed from K.W. McWilliams to Henry Brasher and wife, said lot being in the Northeast Quarter of the Southwest Quarter of said Section 23, and more accurately described in said deed which is recorded in Deed Book 165, Page 325, in the Office of the Judge of Probate Of Shelby County, Alabama.

It is intended by Grantor to and Grantor does hereby convey to Grantee all the real estate and interest therein in which she owns in the North 1/2 of the SW 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, whether correctly described herein or not.

  
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## ACCEPTANCE OF GIFT OF DONATION

COMES NOW The City of Calera, Alabama by and through its Mayor, Jon Graham, and acknowledges receipt of the donation and gift of the above-described real estate this day donated to The City of Calera by Patricia C. Bird and accepts and acknowledges said donation for and on behalf of the City of Calera.

Done this 23 day of December, 2020.

Carrie B. Payne  
Attest, City Clerk

Jon Graham  
Mayor Jon Graham

  
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# Real Estate Sales Validation Form

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

Grantor's Name Patricia C Bird  
 Mailing Address PO Box 1410  
Calera AL 35040

Grantee's Name City of Calera  
 Mailing Address 7901 Hwy 31  
Calera AL 35040

Property Address Parcel 1D  
21 6 23 3 001 004.000  
412 Chelsea Road

Date of Sale December 23 2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 132,350.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Deed of Donation  
☐ 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 \_\_\_\_\_

Print Connie B Payton

Unattested

Sign

Connie B Payton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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