

Send Tax Notice to:
Columbiana United Methodist Church
200 North Main Street
Columbiana, Alabama 35051

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of compliance with the terms of the Last Will and Testament of Jeanette Niven, deceased, and the conditions of conveyance as set forth in the deed recorded as Instrument No. 2000-13905 in the Probate Office of Shelby County, Alabama, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I or we, the **CITY OF COLUMBIANA, ALABAMA, as Trustee** (herein referred to as Grantor) do grant, bargain, sell and convey unto the **COLUMBIANA UNITED METHODIST CHURCH** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of Section 25, Township 21 South, Range 1 West; thence proceed in a southerly direction along the west boundary of said Section for a distance of 1077.90 feet to a point on the south margin of Carter's Lane; thence turn an angle of 98 deg. 53' 22" to the left and run 309.83 feet to a point on the said south margin of Carter's Lane being the point of beginning of the parcel of land herein described; thence turn an angle of 0 deg. 00' 32" to the left and continue along the south margin of said lane for a distance of 55.13 feet to a point; thence turn an angle of 94 deg. 02' 11" to the right and run 419.79 feet to a point on the north margin of East College Street; thence turn an angle of 74 deg. 30' to the right and run along said north margin of East College Street for a distance of 70.50 feet to a point; thence turn an angle of 107 deg. 12' 17" to the right and run 434.95 feet to the point of beginning.

Said parcel is lying in the NW 1/4 of Section 25, Township 21 South, Range 1 West, and contains 0.60 acre.

According to survey dated October 22, 1987, of John Gary Ray, Reg. P. E. & L. S. #12295.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, I or we have hereunto set our hand(s) and seal(s) this 2nd day of February, 2021.

ATTEST:

CITY OF COLUMBIANA, ALABAMA, as
Trustee

Charlene Tucker

Charlene Tucker
City Clerk

David F. Mitchell (SEAL)
David F. Mitchell
Its: Mayor

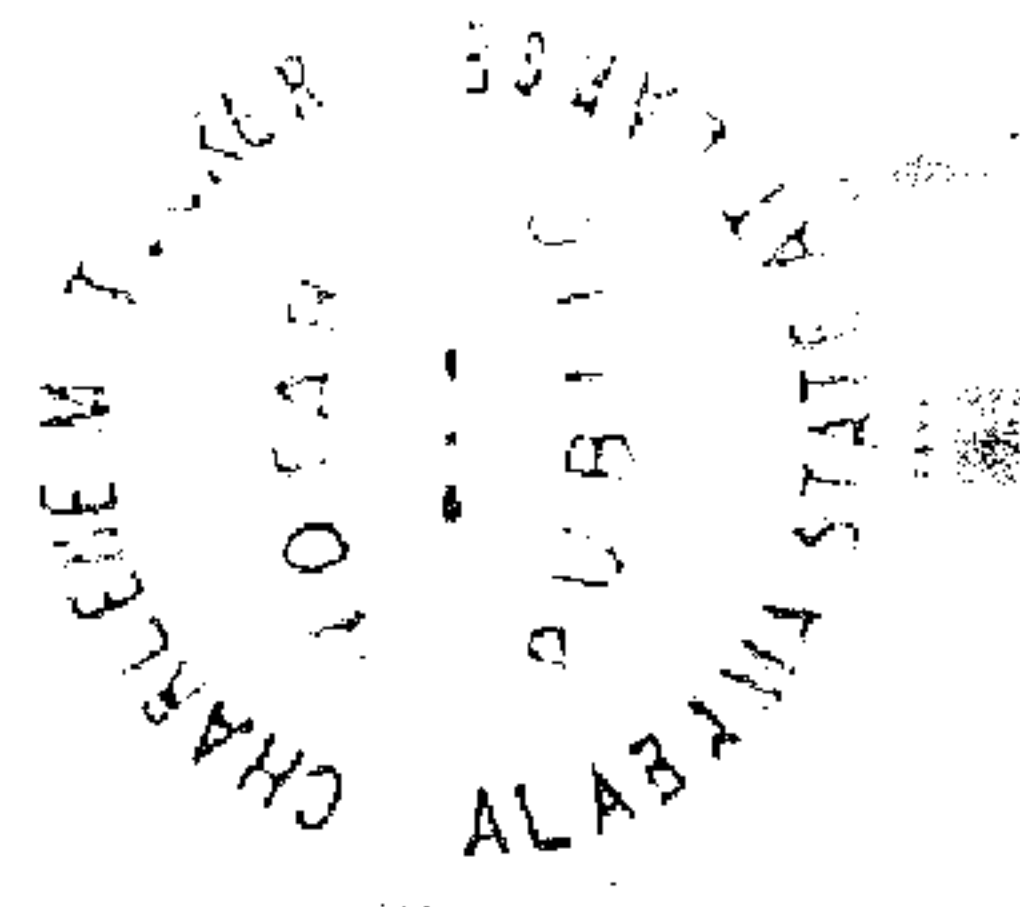
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **David F. Mitchell**, whose name as Mayor of the **City of Columbiana, Alabama, as Trustee**, 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, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2021.

Charlene Tucker (SEAL)
Notary Public

My Commission Expires: 11-30-22



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 Columbiana, Alabama	Grantee's Name	Columbiana United Methodist Church
Mailing Address	107 Mildred Street	Mailing Address	200 North Main Street
	Columbiana, Alabama 35051		Columbiana, Alabama 35051
Property Address	208 East College Street	Date of Sale	2/15/2021
	Columbiana, Alabama 35051	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 122,590.00

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 Property Tax Commissioner
☐ 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 2/15/2021Print Mike T. Atchison☐ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2021 03:47:55 PM
\$151.00 CHERRY
20210513000238810

Ann S. Byrd