


Send Tax Notice To: City of Alabaster
1953 Municipal Way.
Alabaster, AL 35173


20210915000451060 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/15/2021 04:15:36 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

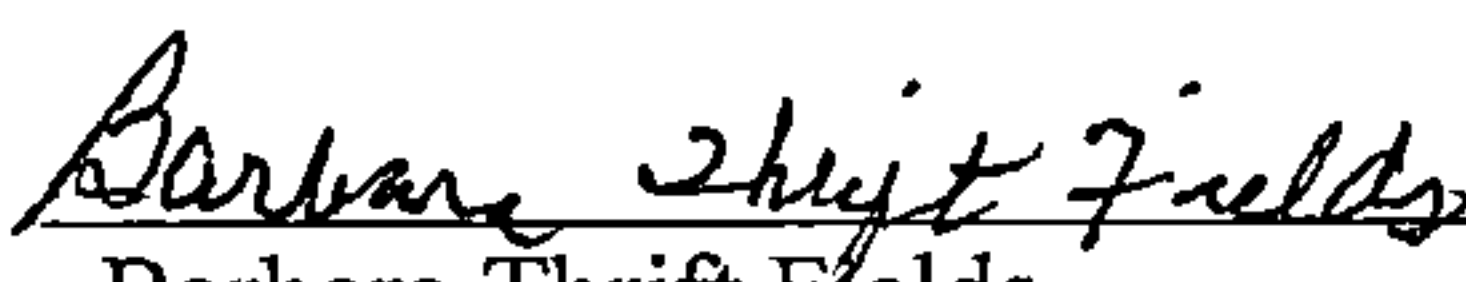
KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-One Thousand Dollars (\$181,000.00) paid to **JAMES A. FIELDS AND BARBARA THRIFT FIELDS**, a divorced couple, (herein referred to as Grantors), in hand paid by the City of Alabaster (herein referred to as Grantee), 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.

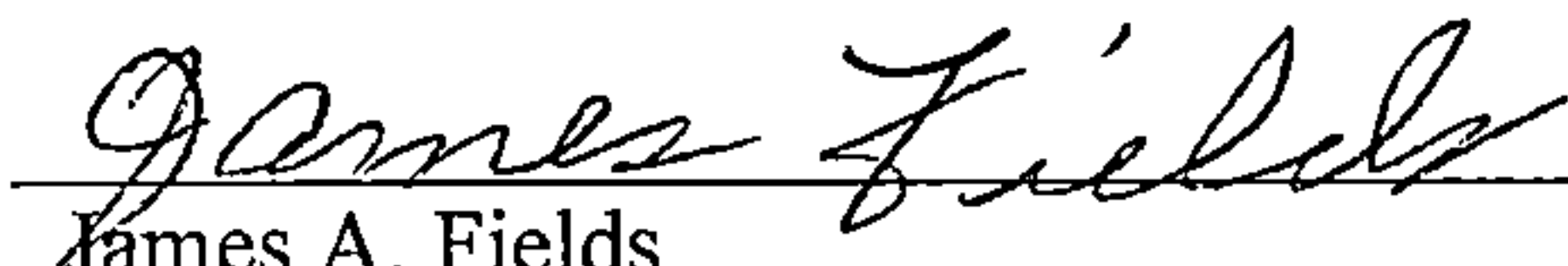
This conveyance is made subject to:

- 1. Taxes for the current and subsequent years
- 2. Mineral and mining rights not owned by Grantors
- 3. Easements and rights-of-way of record

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantors warrants that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that they 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.

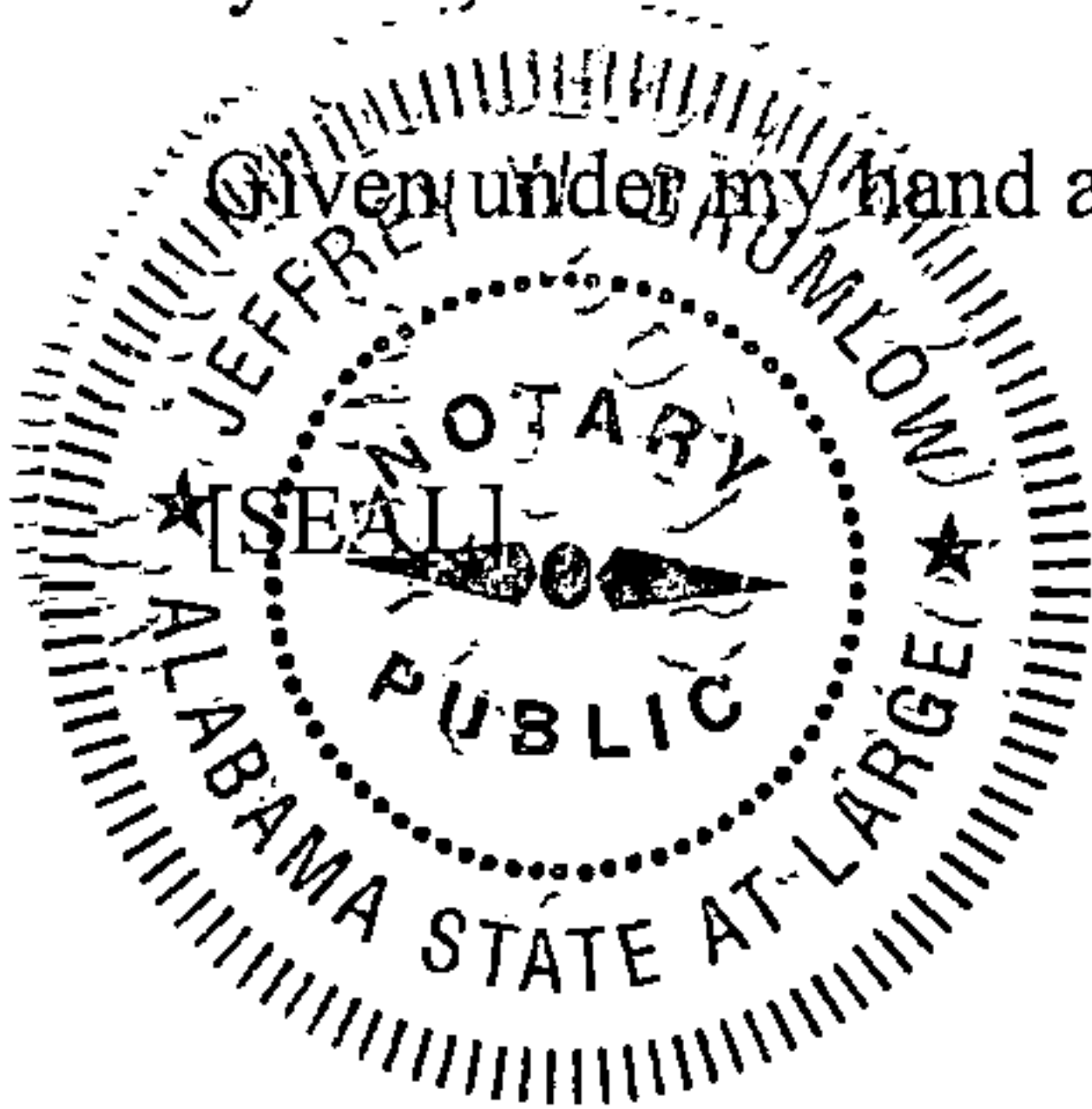
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 15th day of September 2021.


Barbara Thrift Fields

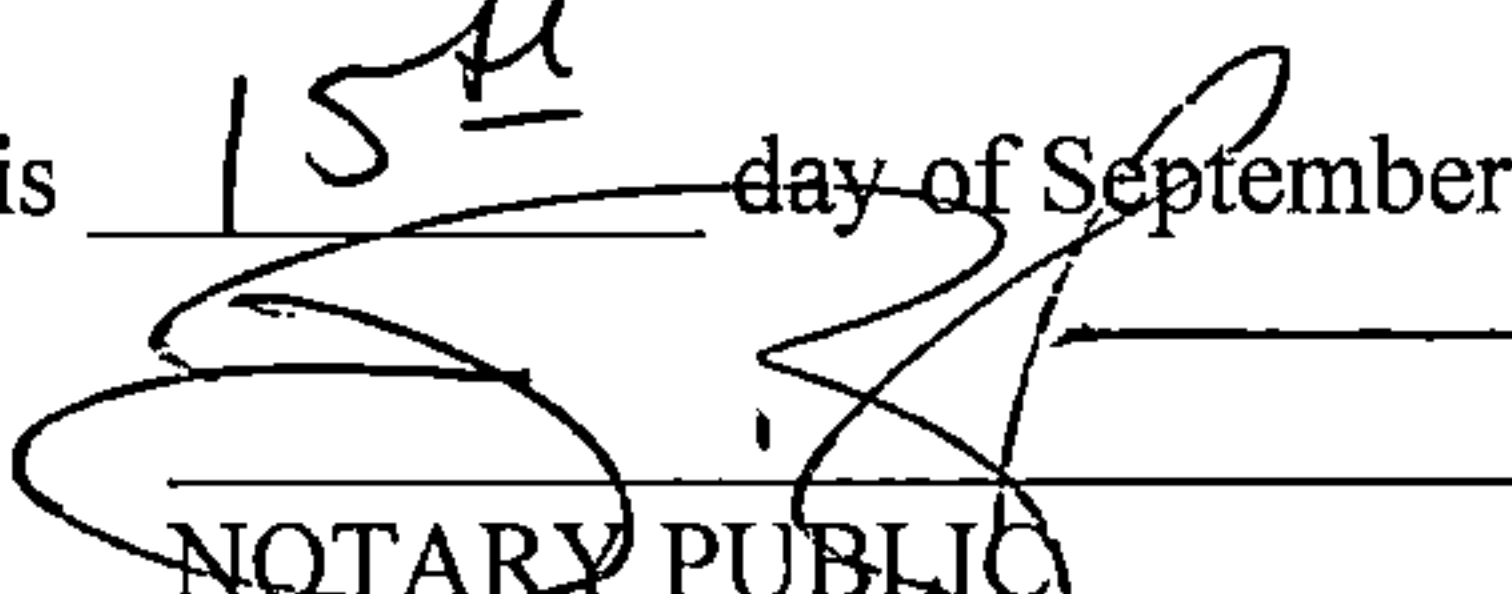

James A. Fields

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, hereby certify that Barbara Thrift Fields and James A. Fields, whose names are signed to the foregoing conveyance, and who have been made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 15th day of September, 2021.


NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Jeffrey W Brumlow Notary Public State of Alabama - At Large My Commission Expires Dec. 10, 2022
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THIS INSTRUMENT PREPARED BY:
Jeffrey W. Brumlow, Esq.
Brumlow Legal Group
137 Main St., Suite 202
Trussville, AL 35173
(205) 833-1303

EXHIBIT "A"
Fields Property Consolidated Legal



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The Land is described as follows:

Part of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of said 1/4 - 1/4 Section, run in an Easterly direction along the South line of said 1/4 - 1/4 Section for a distance of 342.60 feet; thence turn an angle to the left of 70°33'40" and run in a Northeasterly direction for a distance of 192.00 feet; thence turn an angle to the left of 2°05' and run in a Northeasterly direction for a distance of 25.0 feet to an existing iron pin, said point being the Point of Beginning of the land herein described; thence continue along the last mentioned course for a distance of 150.00 feet (measures 149.81 feet) to an existing iron pin; thence turn an angle to the right of 84°28' and run in a Southeasterly direction for a distance of 230.84 feet to a point on the West line of South Boundary L & N Railroad right of way, said point being 317.00 feet, measured along said West right of way line, North of its intersection with the South line of said 1/4 - 1/4 section; thence turn an angle to the right of 95°41.5' and run in a Southwesterly direction along the chord of a curve to the right for a distance of 125.0 feet, said curve being the common boundary between said railroad right of way and the property herein described; thence turn an angle to the right of 78°12.5' from a Southwesterly extension of said chord and run in a Northwesterly direction for a distance of 234.23 feet, more or less, to the Point of Beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name James A and Barbara T Fields
Mailing Address 120 8th Ave NW
Alabaster, AL 35007

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

Property Address 120 8th Ave NW
PIN: 13-7-35-1-001-031

Date of Sale September 15 2021
Total Purchase Price \$ 181,000

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
☒ 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 9/15/21

Print James A Fields

Unattested


(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1