

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
City of Columbiana
107 Mildred Street
Columbiana, AL 35051

20220419000161370
04/19/2022 03:19:14 PM
DEEDS 1/4

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THOUSAND AND NO/100-----
DOLLARS (\$100,000.00), to the undersigned grantor, Grede II, LLC, a Delaware limited liability
company, successor in interest to Citation Corporation, in hand paid by City of Columbiana, the
receipt of which is hereby acknowledged, the said Grede II, LLC, a Delaware limited liability
Company, does by these presents, grant, bargain, sell and convey unto the said City of Columbiana the
following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Any part of the Land lying within the right of way of a public road.
2. Restrictions appearing of record in Book 261, Page 97. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Rights of interested parties under outstanding unrecorded leases.
4. Easement granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 1997-15359.
5. Taxes or assessments for 2022 and subsequent years and not yet due and payable.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said Grantor, does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grede II, LLC, a Delaware Limited Liability Company by its Vice President & General Counsel, Jennifer Dudley, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of April, 2022.

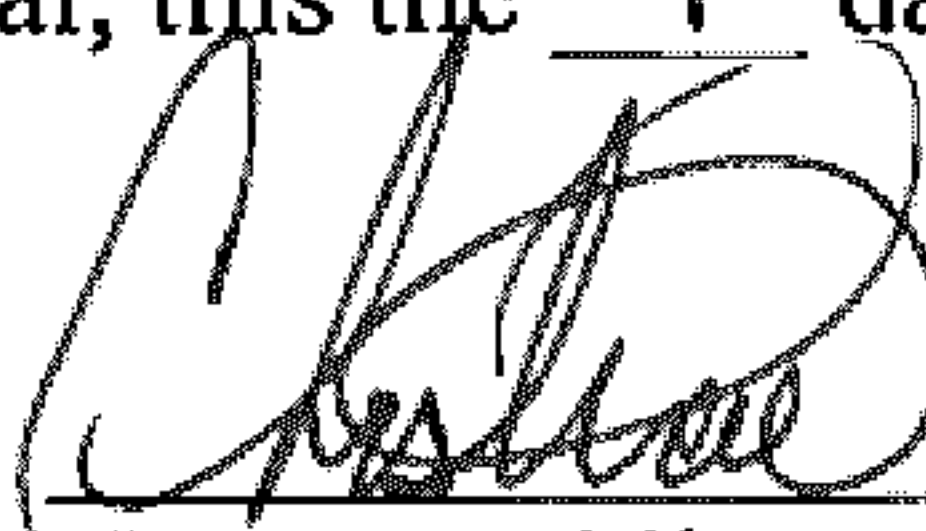
GREDE II, LLC, a Delaware Limited Liability Company

BY: 
Jennifer Dudley, Its Vice President & General Counsel

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer Dudley, whose as Vice President & General Counsel of Grede II, LLC, a Delaware Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 4th day of April, 2022


Notary Public

My Commission Expires: 9-1-28

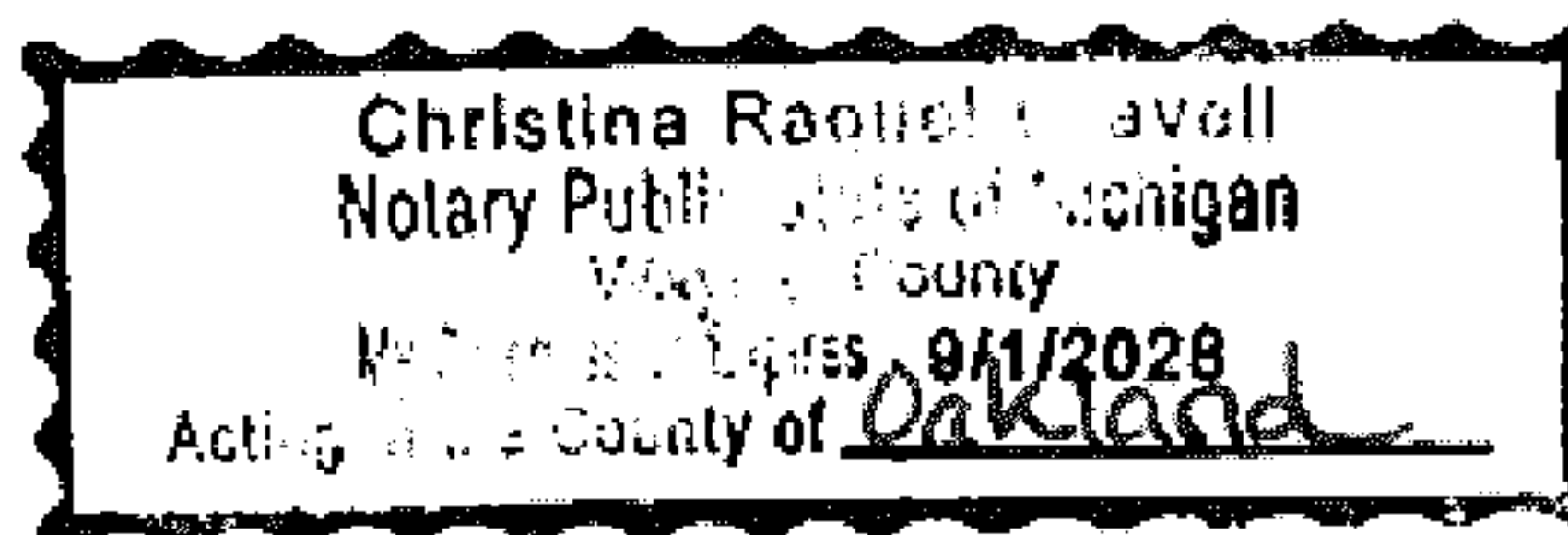


EXHIBIT "A"
LEGAL DESCRIPTION

Being all that parcel or tract of land lying in Section 22, Township 21 South, Range 1 West, Shelby County, State of Alabama, and being more particularly described as follows:

Commencing at the Northeast corner of Section 27; and thence running in a Southerly direction 100.00 feet +/- to a point; thence running in a Westerly direction 1727.9 feet +/- to an iron pipe found on the Western right of way of Industrial Road; thence running with said right of way South 01 degrees 47 minutes 21 seconds West for 62.80 feet to an iron pin set which is the Point of Beginning; thence from said beginning point running with the Northern line of a 60.00 foot easement (per D.B. 1996, Page 31713) North 89 degrees 09 minutes 40 seconds West for 399.89 feet to an iron pin found; thence running with the line of Gulf States Paper Corp. (D.B. 354, Page 756) North 01 degrees 44 minutes 12 seconds East for 289.97 feet to an iron pin found; thence running with the line of Elizabeth D. Thrasher (D.B. 1995, Page 24402) South 89 degrees 01 minutes 30 seconds East for 400.17 feet to an iron pipe found; thence running with the Western right of way of Industrial Road South 01 degrees 41 minutes 21 seconds West for 299.07 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Grede II, LLC</u>	Grantee's Name	<u>City of Columbiana</u>
Mailing Address	<u>20750 Civic Center Dr</u> <u>Suite 100</u> <u>Southfield, MI 48076</u>	Mailing Address	<u>107 Mildred Street</u> <u>Columbiana, AL 35051</u>
Property Address	<u>301 McDow Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>4/19/2022</u>
		Total Purchase Price	<u>\$ 100,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 4-4-22

Print Grede II, LLC by Jennifer Dudley, VP & GC

☐ Unattested

(verified by)

Sign

Jennifer Dudley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2022 03:19:14 PM
\$32.00 JOANN
20220419000161370

Allen S. Bayl