



20220728000294980 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/28/2022 08:24:09 AM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Westover
P O Box 356
Westover, AL 35185

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY THOUSAND AND NO/00 DOLLARS (\$80,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John P. Douglas a, married man (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **City of Westover, Alabama (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

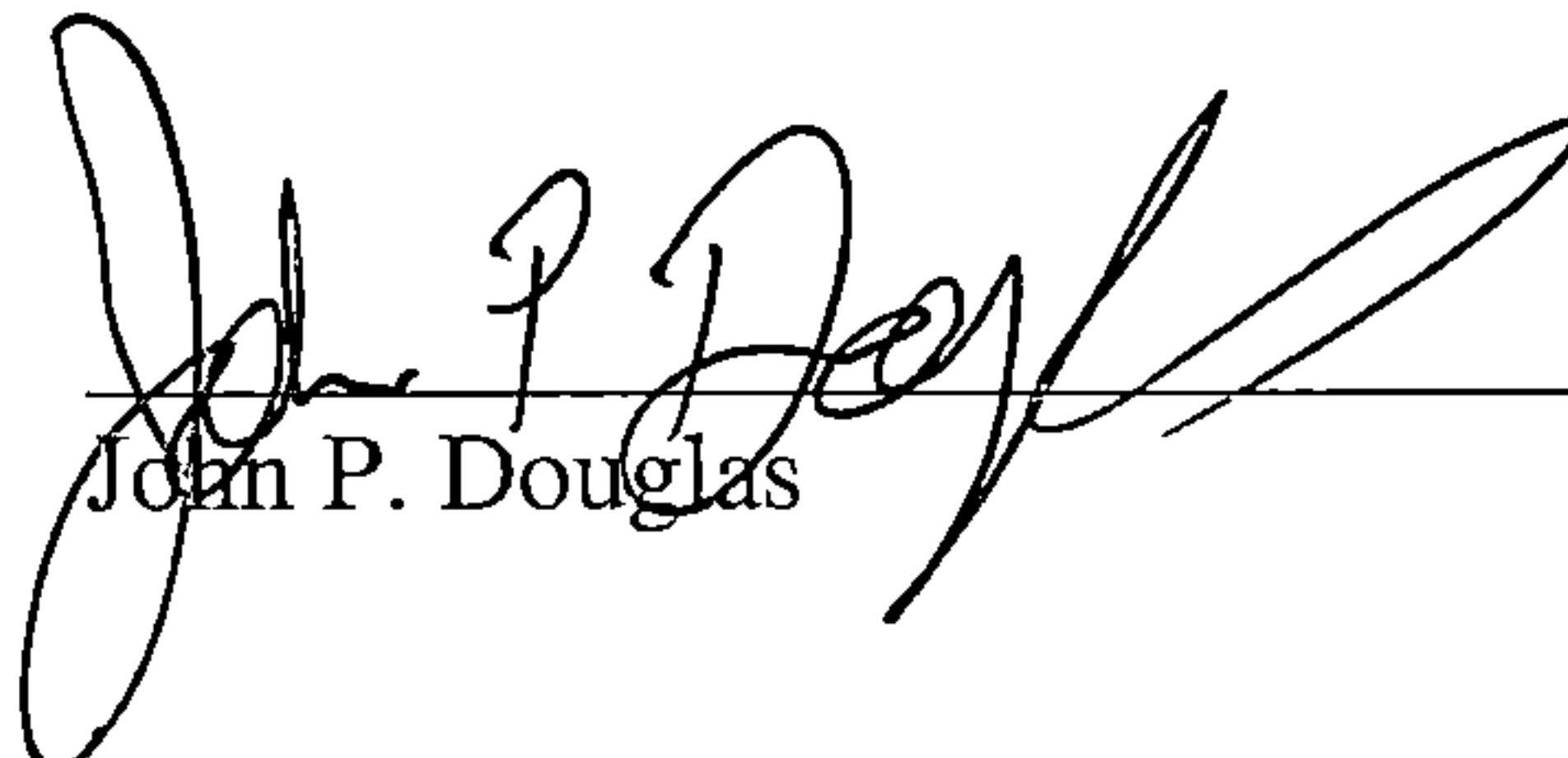
Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of July, 2022.



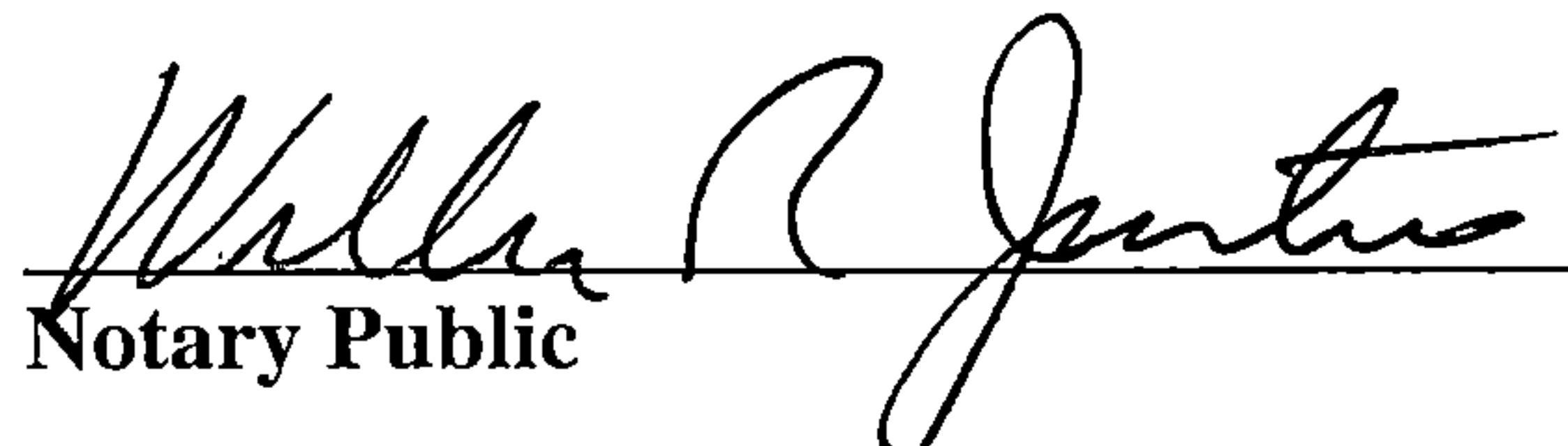
John P. Douglas

STATE OF ALABAMA
SHELBY COUNTY

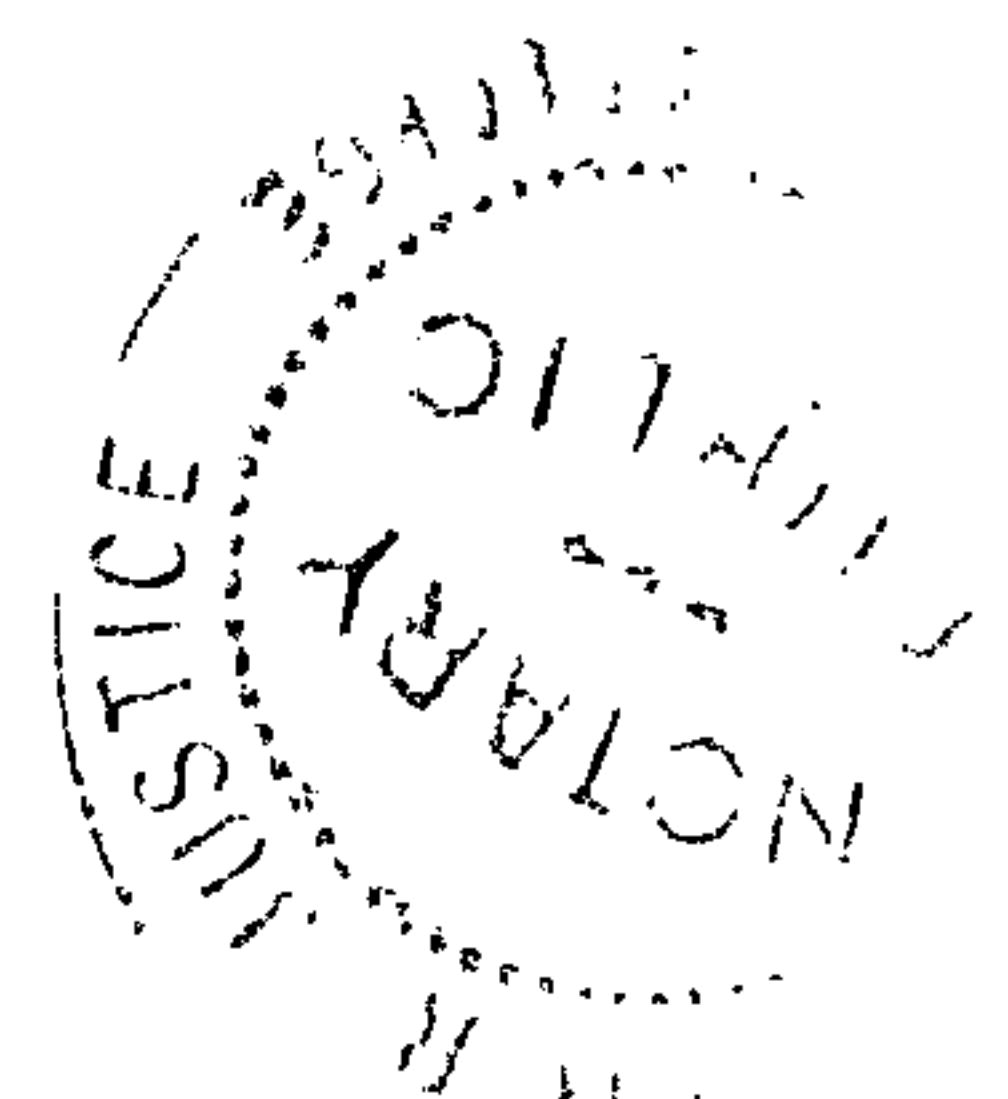
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John P. Douglas, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2022.

My Commission Expires: 9/12/23



Notary Public





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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East, a distance of 840.22 feet to the Northerly right of way line of Westover Road; thence South 61 degrees 16 minutes 00 seconds West and along said right of way line, a distance of 612.20 feet to the point of beginning; thence continue along the last described course and right of way line, a distance of 254.80 feet; thence North 00 degrees 21 minutes 15 seconds East and leaving said right of way line, a distance of 165.08 feet; thence North 00 degrees 43 minutes 54 seconds West, a distance of 251.73 feet; thence North 60 degrees 25 minutes 25 seconds East, a distance of 89.91 feet; thence South 43 degrees 15 minutes 18 seconds East, a distance of 121.59 feet; thence South 14 degrees 22 minutes 30 seconds East, a distance of 258.20 feet to the point of beginning.

PARCEL II:

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East a distance of 840.22 feet to the Northerly right of way line of Westover Road; thence South 61 degrees 16 minutes 00 seconds West and along said right of way line, a distance of 867.00 feet; thence North 00 degrees 21 minutes 15 seconds East and leaving said right of way line, a distance of 165.08 feet to the point of beginning; thence North 00 degrees 43 minutes 54 seconds West, a distance of 251.73 feet; thence South 60 degrees 25 minutes 25 seconds West, a distance of 220.00 feet; thence South 00 degrees 41 minutes 05 seconds East, a distance of 159.04 feet; thence North 85 degrees 16 minutes 38 seconds East a distance of 193.30 feet to the point of beginning.

SPD



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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 John P. Douglas
Mailing Address 681 Hwy 57
Vincent AL
35178

Grantee's Name City of Westover
Mailing Address P O Box 356
Westover, AL 35185

Property Address _____
Westover, AL

Date of Sale 7/27/22
Total Purchase Price \$ 80,000.00
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 7/27/22

Print John P. Douglas

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1