



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

SEND TAX NOTICE TO:  
Shelby Farms Homeowners Association, Inc.  
172 Shelby Farms Drive  
Alabaster, AL 35007

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **donation of property herein described and the sum of One and no/100 Dollar (\$1.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged,

**The University of Montevallo Foundation**, an Alabama corporation  
whose mailing address is The University of Montevallo, Calkins Hall, Station 6221,  
Montevallo, Alabama 35115

(herein referred to as GRANTOR) does hereby grant, bargain, sell, and convey unto

**Shelby Farms Homeowners Association, Inc.**, an Alabama corporation  
whose mailing address is 172 Shelby Farms Drive, Alabaster, Alabama 35007

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama:

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

The donated property above described is a wetland and tributary of surface and subterranean waters to the Ebenezer Swamp. Grantee, its successors and assigns forever, covenant and warrant that no use shall be made of the property herein conveyed which shall in any way damage the wetlands or the Ebenezer Swamp or produce or interfere with the natural and current flow and transfer of water in, through, and to the Ebenezer Swamp.

This conveyance is subject to any prior reservation of mineral and mining rights and any easements, if any, of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

**IN WITNESS WHEREOF**, Grantor has hereunto set hand and seal this 5<sup>th</sup> day of August, 2022.

**THE UNIVERSITY OF MONTEVALLO  
FOUNDATION**, an Alabama not-for-profit corporation

By: Karen Kelly (SEAL)  
Karen Kelly, Chairman



20220818000324230 2/4 \$31.50  
Shelby Cnty Judge of Probate, AL  
08/18/2022 10:51:01 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Karen Kelly**, whose name as **Chairman of The University of Montevallo Foundation**, an Alabama not-for-profit corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she, as such Chairman and with full authority, executed the same voluntarily for and as the act of The University of Montevallo Foundation.

Given under my hand and official seal, this the 5<sup>th</sup> day of August, 2022.

Notary Public

**CAROLYN JONES**  
Notary Public, Shelby County  
Alabama State At Large  
My Commission Expires  
11-9-2024

# Exhibit "A"



20220818000324230 3/4 \$31.50  
Shelby Cnty Judge of Probate, AL  
08/18/2022 10:51:01 AM FILED/CERT

Lot 131, according to the Final Plat, Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Lot No. 115 of the Shelby Farms Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 38 at page 149, said point being the point of beginning. From this beginning point proceed South  $88^{\circ} 50' 58''$  East for a distance of 461.28 feet; thence proceed South  $01^{\circ} 47' 58''$  West for a distance of 1384.08 feet; thence proceed North  $89^{\circ} 13' 04''$  West for a distance of 85.95 feet; thence proceed North  $00^{\circ} 55' 55''$  East for a distance of 677.39 feet; thence proceed North  $88^{\circ} 49' 54''$  West for a distance of 150.12 feet; thence proceed North  $03^{\circ} 17' 02''$  West for a distance of 76.0 feet; thence proceed North  $81^{\circ} 59' 15''$  East for a distance of 180.39 feet; thence proceed North  $00^{\circ} 55' 55''$  East for a distance of 162.26 feet; thence proceed North  $38^{\circ} 16' 21''$  West for a distance of 568.99 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:

The University of Montevallo Foundation

By:

Karen Kelly, Chairman

Real Estate Sales Validation Form



20220818000324230 4/4 \$31.50
Shelby Cnty Judge of Probate, AL
08/18/2022 10:51:01 AM FILED/CERT

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

Grantor's Name: The University of Montevallo Foundation
Mailing Address: Calkins Hall, Station 6221, Montevallo, AL 35115

Grantee's Name: Shelby Farms Homeowners Association, Inc.
Mailing Address: 172 Shelby Farms Drive, Alabaster, AL 35007

Property Address: [Blank lines]

Date of Sale: [Blank]
Total Purchase Price: \$ 1.00 and donation of property
or
Actual Value: \$ [Blank]
or
Assessor's Market Value: \$ [Blank]

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 (checked)
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: 8/5/2022

The University of Montevallo Foundation
SIGN: Karen Kelly
By: Karen Kelly, Chairman

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one