

This instrument was prepared by:
William R. Justice
P.O. Box 587, Columbiana, AL 35051



20220901000343090 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/01/2022 01:35:27 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars, (\$1.00), to the undersigned Grantor, the Shelby County Arts Council, a non-profit corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and in further consideration of the exercise of the reverter condition contained in the deed recorded as Instrument # 20090121000018330 in the Probate Office of Shelby County, Alabama, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the City of Columbiana, Alabama, a municipal corporation (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the SE¼ of the NE¼ of Section 26, Township 21 South, Range 1 West Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast Corner of Section 26, Township 21 South, Range 1 West, (a square bar, being the locally accepted corner) and run in a Southerly direction along the East line of said section a distance of 1748.24 feet to a point; thence 90° 00' 00" to the right in a Westerly direction a distance of 765.20 feet to the POINT OF BEGINNING, said point being 40 feet Southwesterly of and parallel to the existing centerline of West College Street and 30 feet West of and parallel to the existing centerline of Summer Classics Way; thence 89° 59' 56" to the left in a Southerly direction along a line 30 feet West of and parallel to the existing centerline of Summer Classics Way a distance of 324.72 feet to a point on a curve to the left having a radius of 920.68 feet and a central angle of 8° 40' 15"; thence 90° 00' 00" to the right (angle measured to tangent) in a Westerly direction along the arc of said curve a distance of 139.33 feet to a point on a curve to the right having a radius of 718.79 feet and a central angle of 17° 45' 27"; thence 81° 49' 15" to the right (angle measured tangent to tangent) in a Northwesterly direction along the arc of said curve a distance of 222.77 feet to the P.T. (Point of Tangent); thence 4° 44' 37" to the right (angle measured from tangent) in a Northerly direction a distance of 156.47 feet to a point on a curve to the left having a radius of 613.19 feet and a central angle of 14° 55' 42", said point being 40 feet Southwesterly of the existing centerline of West College Street; thence 106° 25' 40" to the right (angle measured to tangent) in a Southeasterly direction along the arc of said curve, said curve being 40 feet Southwesterly of and parallel to the centerline of the existing West College Street, a distance of 159.77 feet to the POINT OF BEGINNING.

Containing 55,733 square feet or 1.279 acres.

Subject to easements, covenants, conditions, restrictions, and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Executive Director, Bruce Andrews, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of September 2018 2022

Shelby County Arts Council

by Bruce Andrews
Bruce Andrews as its Executive Director

STATE OF ALABAMA
COUNTY OF SHELBY

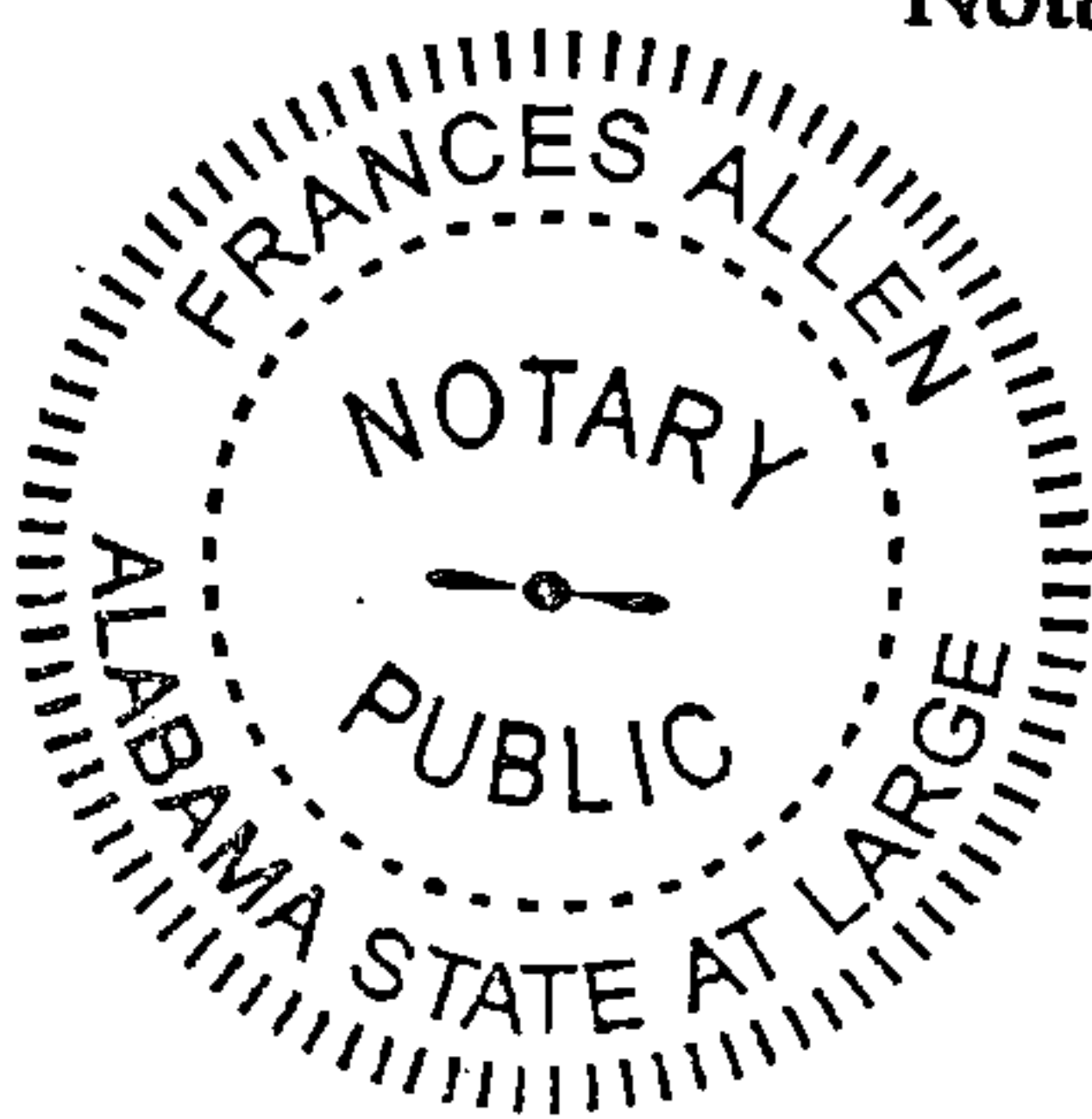


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bruce Andrews, whose name as Executive Director of the Shelby County Arts Council, a non-profit corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of September 2022, 2018.

Frances Allen
Notary Public



Expires 7/29/2025

Real Estate Sales Validation Form

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

Grantor's Name Shelby County Arts Council
Mailing Address PO Box 624
Columbiana, AL 35051

Grantee's Name City of Columbiana
Mailing Address 107 Mildred Street
Columbiana, AL 35051

Property Address W College St
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 111,430

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 9/1/2022

Print Bruce D. Andrews

Unattested [Signature]
(verified by)

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



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Form RT-1