

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



20221216000453630 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/16/2022 02:25:26 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seventy Five Thousand and no/100 Dollars (\$75,000.00) to Stoney Ridge Development Corporation., (herein referred to as Grantor), 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 which is situated in Shelby County, Alabama, to wit:

All that part of the South 1/2 of NW 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West, which lies West of the South Bound Track of the L & N Railroad.

Begin at the NE corner of the South 1/2 of NE 1/4 of NW 1/4 of said Section 2, and run thence West to a point in center of Buck Creek; thence run in a Southwesterly direction along the meanderings of said Buck Creek to a point where the same intersects the South line of said NE 1/4 of NW 1/4 of Section 2; thence run East along the South line to the SE corner of said quarter-quarter Section; thence run North along the East line of said 1/2-1/4-1/4 Section to the point of beginning. Situated in Section 2, Township 21 South, Range 3 West.

Less and Except any part lying North of Buck Creek.

This conveyance is made subject to:

1. Taxes for the current and subsequent years
2. Mineral and mining rights not owned by Grantor
3. Easements and rights-of-way of record
4. That certain Declaration of Easement and Maintenance Agreement execute simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantor warrants that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the 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 its hand and seal by its duly authorized officer, this the 12th day of December 2022.

STONEY RIDGE DEVELOPMENT CORPORATION

By: Dixie Walker, Treasurer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, hereby certify that Dixie Walker, Treasurer for Stoney Ridge Development Corporation, whose name is signed to the foregoing conveyance, and who has been made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full authority and as the act and action of the Corporation

Given under my hand and official seal this 12th day of December 2022.

[SEAL]



Lisa J. Glasgow
NOTARY PUBLIC
MY COMMISSION EXPIRES March 1, 2026

THIS INSTRUMENT PREPARED BY:
Jeffrey W. Brumlow, Esq.
Brumlow Legal Group
137 Main St., Suite 202
Trussville, AL 35173
(205) 833-1303

Real Estate Sales Validation Form

20221216000453630 2/2 \$26.00
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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Stoney Ridge Dev. Corp.
Mailing Address 550 Walker Run
Alabaster, AL 35007

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

Property Address 23-1-02-1-001-002.000
23-1-02-2-0-001-046.000
Alabaster, AL 35007

Date of Sale December 12, 2022
Total Purchase Price \$ 75,000
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 12/12/22

Print Dixie Walker

Unattested

Sign Dixie Walker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1