

This Instrument was Prepared by: Send Tax Notice To: University of Montevallo

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-22-28827

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Million Three Hundred Fifty Thousand Dollars and No Cents (\$1,350,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **M. J. Hardy, Sr. a single man and M. J. Hardy, Jr. a single man**(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **University of Montevallo**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantors herein or spouse, if any.
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of January, 2023.

M. J. Hardy, Sr. M. J. Hardy, Sr. M. J. Hardy, Jr. M. J. Hardy, Jr.

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that M. J. Hardy, Sr. and M. J. Hardy, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2023.

April Clark
Notary Public, State of Alabama
My Commission Expires: 9-1-2024

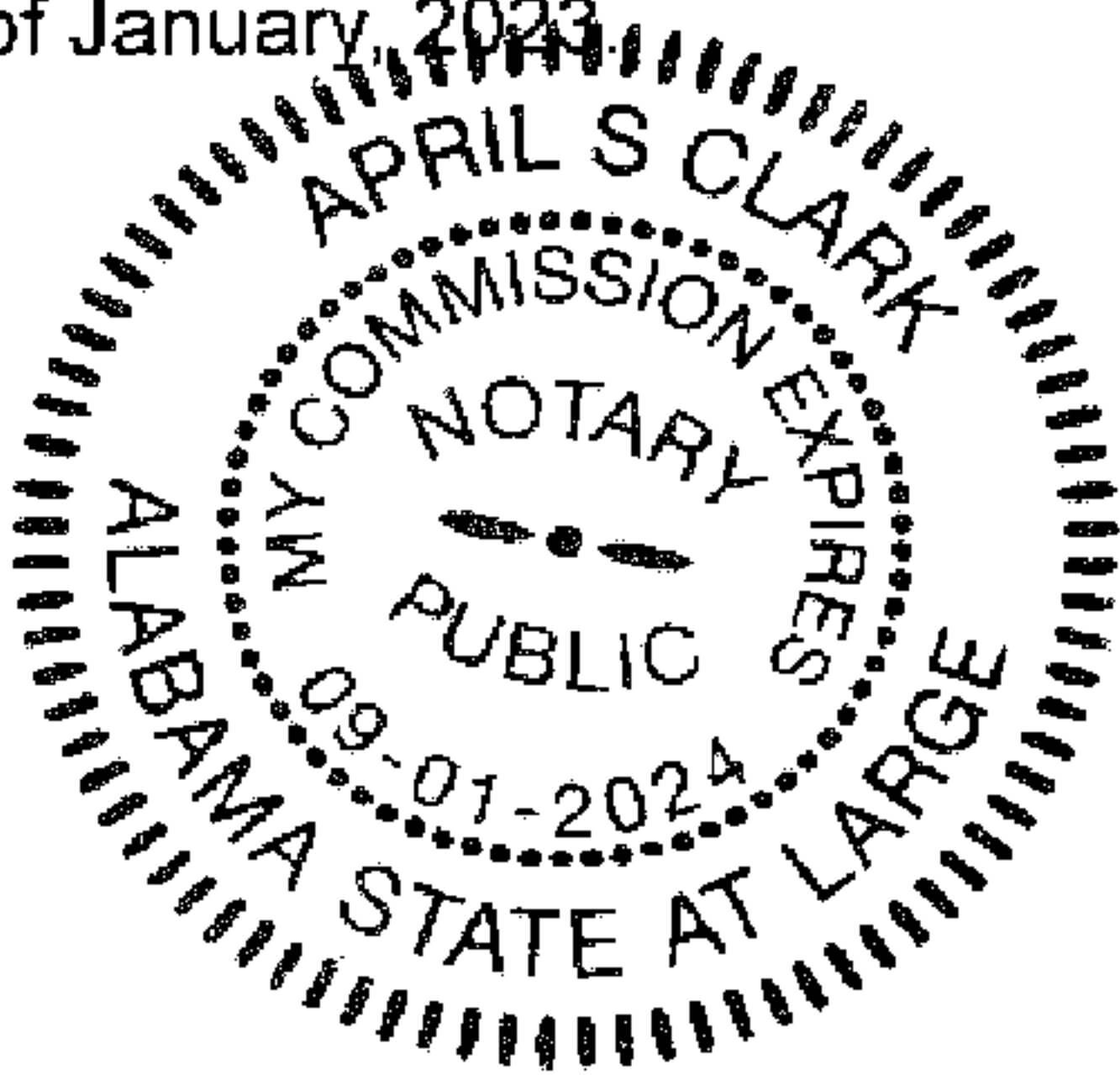


EXHIBIT "A"
LEGAL DESCRIPTION

A part of Island Street and a part of Lots 44 and 45, according to the Original Plan of the Town of Montevallo and a part of the West Half of Fractional Section 28, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the West right of way of Shelby Street and the North right of way of Island Street; thence run Southwesterly along the North right of way of Island Street a distance of 160.21 feet to the point of beginning; thence continue along the same course along the North right of way of Island Street a distance of 263.13 feet to the Easterly bank of Shoal Creek; thence right 87 degrees 37 minutes 26 seconds a distance of 150.02 feet along said creek bank; thence right 92 degrees 24 minutes 44 seconds leaving said creek bank a distance of 330.19 feet; thence right 89 degrees 45 minutes 02 seconds a distance of 64.38 feet; thence right 90 degrees 16 minutes 57 seconds a distance of 60.00 feet; thence left 89 degrees 18 minutes 39 seconds a distance of 85.35 feet to the point of beginning.
Being situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	M. J. Hardy, Sr. M. J. Hardy, Jr.	Grantee's Name	University of Montevallo
Mailing Address	P.O. Box 801 Pelham, AL 35124	Mailing Address	Station 6001 Montevallo, AL 35115
Property Address	509 Island St. Montevallo, AL 35115	Date of Sale	January 30, 2023
		Total Purchase Price	\$1,350,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 January 19, 2023

Print M. J. Hardy, Sr.

Unattested

Sign *M. J. Hardy, Sr.*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2023 12:52:18 PM
\$29.00 BRITTANI
20230130000024410

Form RT-1

Allen S. Boyd