

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
City Of Montevallo  
541 Main Street  
Montevallo AL 35115

Done without benefit of title insurance

STATE OF ALABAMA )  
SHELBY COUNTY )  
WARRANTY DEED



20230316000073350 1/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/16/2023 03:31:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ten Thousand 00/100 Dollars (\$210,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Steven R. Sears (a married man), Sara Joan Sears Belcher (a married woman), and Randall Jane Sears Rosenberg (a married woman), hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto City Of Montevallo hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantors.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 6 day of March, 2023 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR  
Steven R. Sears (L.S.)  
Steven Sears

STATE OF ALABAMA )  
SHELBY COUNTY )  
ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Steven R. Sears, which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 6 day of March, 2023.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024



20230316000073350 2/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/16/2023 03:31:15 PM FILED/CERT

GRANTOR

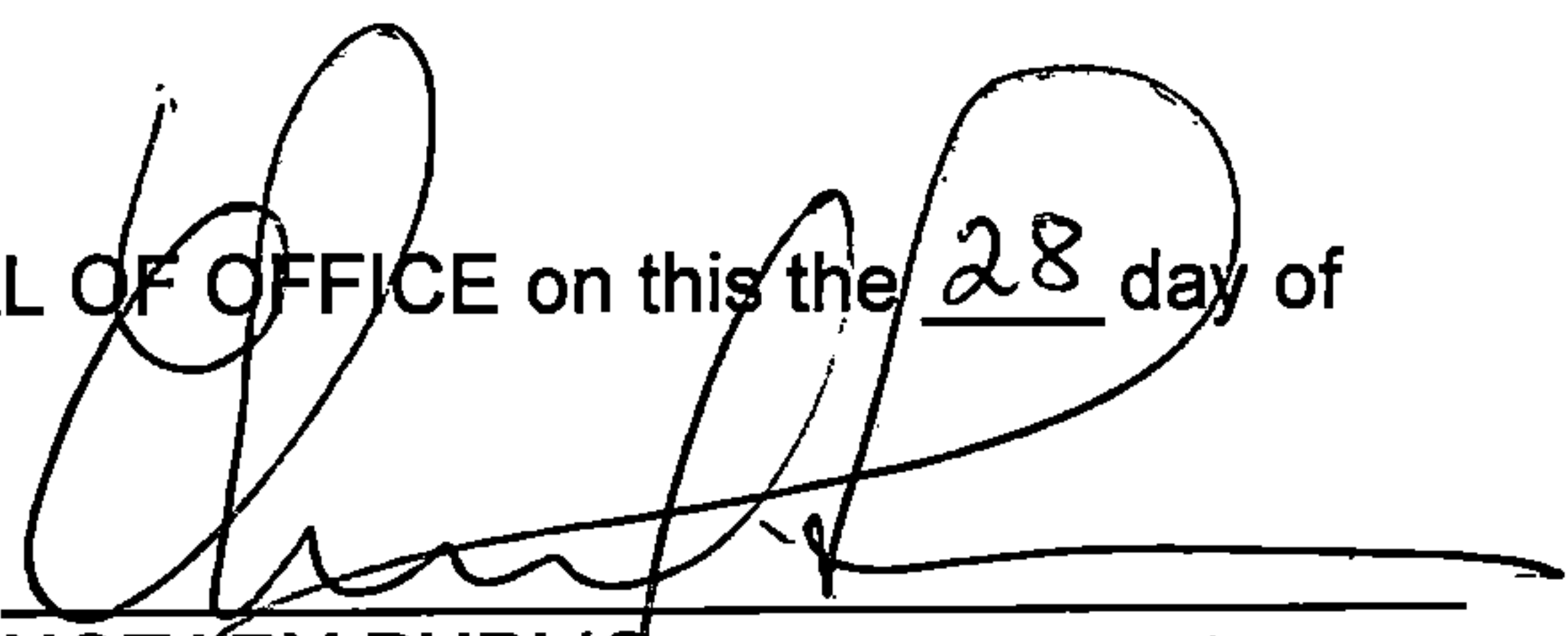
Sara Joan Sears Belcher (L.S.)  
Sara Sears Belcher

STATE OF Alabama )  
Shelby )  
COUNTY )

ACKNOWLEDGMENT

I, Chris Imphierman, a Notary Public for the State at Large, hereby certify that the above posted name, Sara Joan Sears Belcher, which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of February, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024

Grantor

Randall Jane Sears Rosenberg (L.S.)

Randall Jane Sears Rosenberg



20230316000073350 3/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/16/2023 03:31:15 PM FILED/CERT

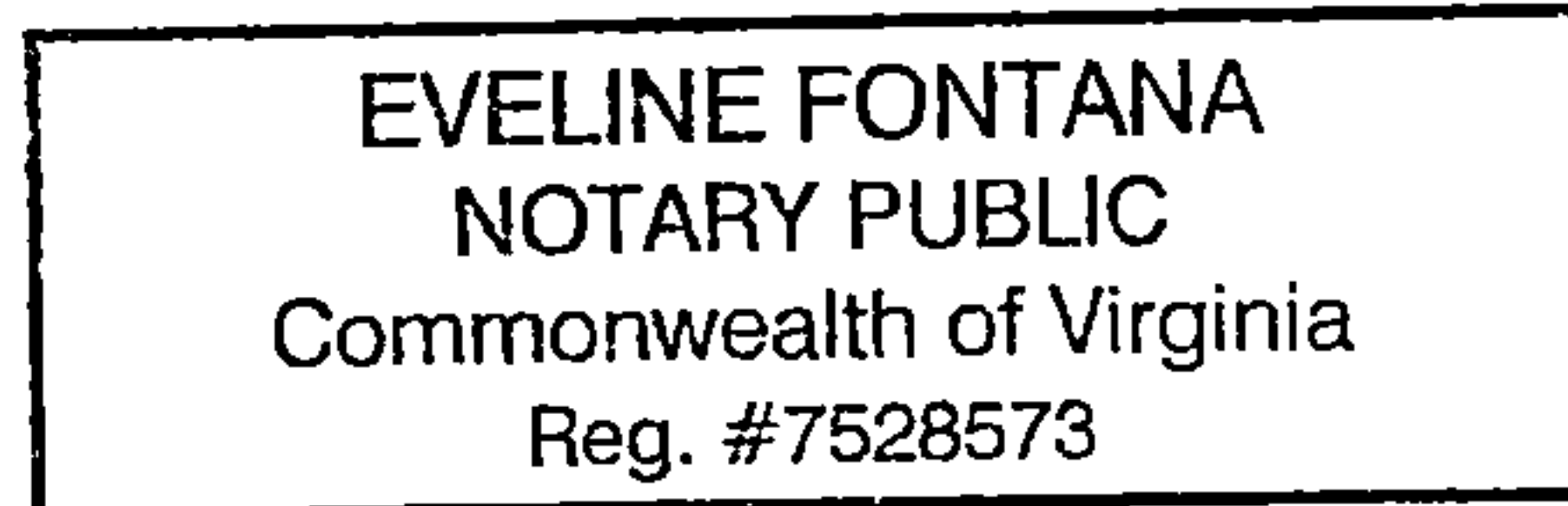
STATE OF Virginia )

Chesterfield COUNTY )

ACKNOWLEDGMENT

I, Eveline Fontana, a Notary Public for the State at Large, hereby certify that the above posted name, Randall Jane Sears Rosenberg which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25 day of February, 20 23



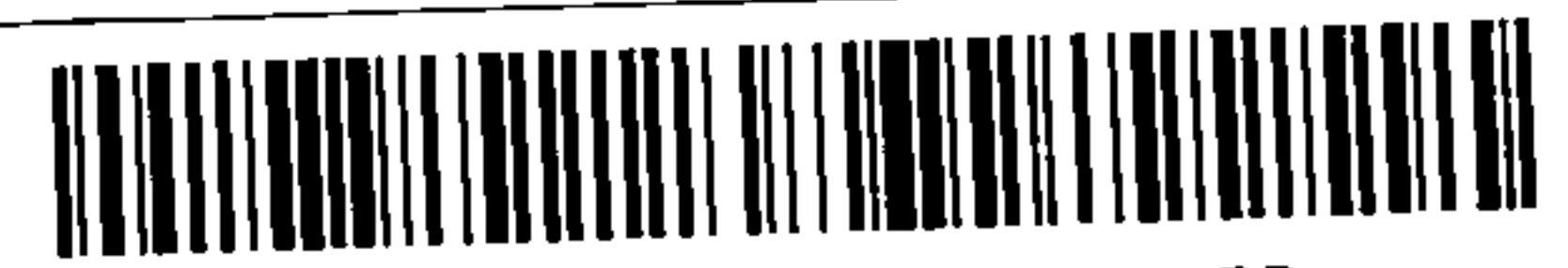
Eveline Fontana

NOTARY PUBLIC

My commission Expires Sept. 30, 2024



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A



20230316000073350 4/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/16/2023 03:31:15 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

The NW 1/2 of Lots 44 and 45, according to the Original Plan of Montevallo, that is to say the 1/2 of said lots which front on Main Street, also all of that land lying between said lots and Shoal Creek, being more particularly described according to a survey of Steven H. Gay, Ala Reg No. 17522, dated 23 April, 1997, as follows:

Begin at the NE corner of Lot 44, according to the Original Plan of Montevallo; thence run Southwest along the Northwest line of Lots 44 and 45 and the SE right of way of Main Street to the point of commencement of a curve to the left, having a central angle of 33 degrees 17 minutes 02 seconds and a radius of 251.54 feet; thence run along the arc of said curve along the SE right of way 146.12 feet; thence turn an angle from the tangent if extended to said curve to the left of 80 degrees 03 minutes 50 seconds and run SE 113.3 feet; thence turn left 61 degrees 02 minutes 20 seconds and run NE 215.42 feet; thence turn left 93 degrees 28 minutes 21 seconds and run NW 166.47 feet to the point of beginning; being situated in Shelby County Alabama.

LESS AND EXCEPT that the land conveyed to the State of Alabama pursuant to a decree of condemnation entered in Shelby County Circuit Court case CV02:1567MJ, as recorded at Instrument #20031201000776530 of the Shelby County Probate Records on December 1, 2003, more particularly described as:

Part of the W 1/2 of the NW 1/4 of Section 28, Township 22 South, Range 3 West, identified as Tract 4 of Project #ZBR-458(6) in Shelby County, Alabama and being more fully described as follows:

Commencing at the NE corner of Section 4, Township 24 North, Range 12 East; run thence West along the North line of said NE 1/4 of NE 1/4 184.32 feet to the existing E right of way line of Alabama State Highway 119; thence run North along said right of way line 242.62 feet to the point of beginning; thence run North along said right of way line 264.34 feet to a point that is 35.88 feet East of and radial to the centerline of said project at Station 18+37.92; thence run South 83.03 feet to a point that is 50 feet East of and radial to said centerline at Station 17+50; thence run Southeast 41.49 feet to a point that is 85 feet East of and radial to said centerline at Station 17+25; thence run South 139.73 feet to a point that is 85 feet East of and radial to said centerline at Station 15+62.82, the South property line; thence run West along said South property line 57.45 feet to the point of beginning.

Old Republic National Title Insurance Company



# Real Estate Sales Validation Form

20230316000073350 5/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
03/16/2023 03:31:15 PM FILED/CERT

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

Grantor's Name Steven Sears  
Mailing Address PO Box 4  
Montevallo, AL 35115

Grantee's Name City of Montevallo  
Mailing Address 541 Main St  
Montevallo AL 35115

Property Address 540 Main Street  
Montevallo AL 35115

Date of Sale 03/06/23  
Total Purchase Price \$ 210,000  
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 03/06/23

Unattested

(verified by)

Print Cheryl R. Smith

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1