

SEND TAX NOTICE TO:  
City of Helena, Alabama  
816 Hwy 52 East  
Helena, AL 35080

This instrument was prepared by:  
John M Alford  
100 Brook Drive, Suite D  
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration, the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, the undersigned, Old Town Property, LLC, and Alabama Company, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto the City of Helena, AL., (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

So & of Lot 1 Blk 2 Helena, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record and current year ad valorem taxes.

This conveyance made subject to all restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And GRANTOR does for itself and for its heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hands and seals, this 11<sup>th</sup> day of April, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11<sup>th</sup> day of April, 2023

WITNESS:

\_\_\_\_\_(SEAL)

By Steve Ward  
For: Old Town Property LLC.

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Ward, whose names as a member of Old Town Property LLC., an Alabama company, is signed to the foregoing, and who is known to me, acknowledged before me, on this day that being informed of the contents of such, they, as such officers and or directors and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 11<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

John M. Alford  
Notary Public, Alabama State At Large  
My Commission Expires March 28, 2026



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/13/2023 10:11:28 AM  
 \$26.00 BRITTANI  
 20230413000103610

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name OLD TOWN PROPERTY LLC  
 Mailing Address 495 SOUTHERN HILLS DRIVE  
CALERA, AL 35040

Grantee's Name CITY OF HELENA  
 Mailing Address PO BOX 613  
HELENA, AL 35080

Property Address 3989 HELENA ROAD  
HELENA, AL 35080

Date of Sale 4/11/23  
 Total Purchase Price \$ 170,000

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 4/13/23

Print JOHN M. ALFORD

☐ Unattested

(verified by)

Sign

*John M. Alford*

(Grantor/Grantee/Owner/Agent) circle one