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:

Legal Description:

The north one-half (1/2) of Lot 1 in block 2 according to map of Town of Helena, Alabama as drawn by Joseph Squire, as recorded in Map Book 3, page 121 in the Probate Office of Shelby County, Alabama.

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, 2023.	hereunto set its hands and seals, th	nisday of
IN WITNESS WHEREOF, I have hereunto set n	ny hand and seal, this//_day of	April , 2023
WITNESS:		
	By Service Wes	(SEAL)

STATE OF ALABAMA SHELBY COUNTY

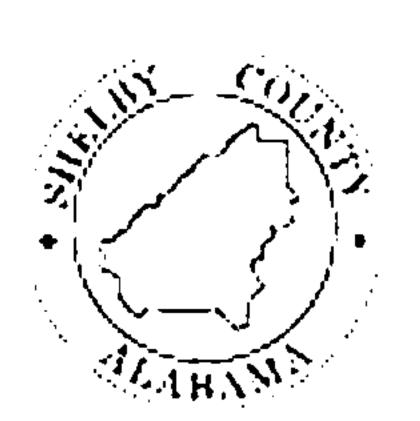
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Steve was 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 \_\_\_\_\_\_ day of \_\_\_\_\_\_ \text{\lambda}(\) 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 10:11:30 AM **\$26.00 BRITTANI** 20230413000103630

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## Real Estate Sales Validation Form

i nis i	Document must be filed in accol	rdance with Code of Alabama 19	75, Section 40-22-1	
Grantor's Name	OLD TOWN PROPERTY LLC	Grantee's Name	CITY OF HELENA	
Mailing Address	495 SOUTHERN HILLS DRIVE	Mailing Address	PO BOX 613	
	CALERA, AL 35040	•	HELENA, AL 35080	
		•		
Property Address	4013 HELENA ROAD	Date of Sale	4/11/23	
	HELENA, AL 35080	Total Purchase Price		
		or		
		Actual Value	\$	
		Or A coccerte Market Make	<b>ጥ</b>	
		Assessor's Market Value	<u> </u>	
evidence: (check of Bill of Sale  Sales Contract	ne) (Recordation of docume	this form can be verified in the entary evidence is not requireAppraisalOther	_	
Closing Staten	nent			
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 an to property is being	· · · · · · · · · · · · · · · · · · ·	the name of the person or pe	ersons to whom interest	
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.				
conveyed by the ins		This may be evidenced by ar	, both real and personal, being n appraisal conducted by a	
excluding current uresponsibility of val	se valuation, of the property		·	
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		Sign John M Alford		
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one Form RT-1	