

This Instrument was Prepared by:

Send Tax Notice To: City of Calera

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

7901 Hwy 31  
Calera AL 35040

File No.: 1110

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Raymond D Warren**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **City of Calera**, (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.

**Raymond D. Warren is the surviving grantee in 1996-39177, the other grantee Diana M. Warren is deceased, having died on 9/13/2020. No part of the homestead of the Grantor herein.**

\$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 25th day of May, 2023.

Raymond D Warren  
Raymond D Warren

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Raymond D Warren, 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 25th day of May, 2023.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24

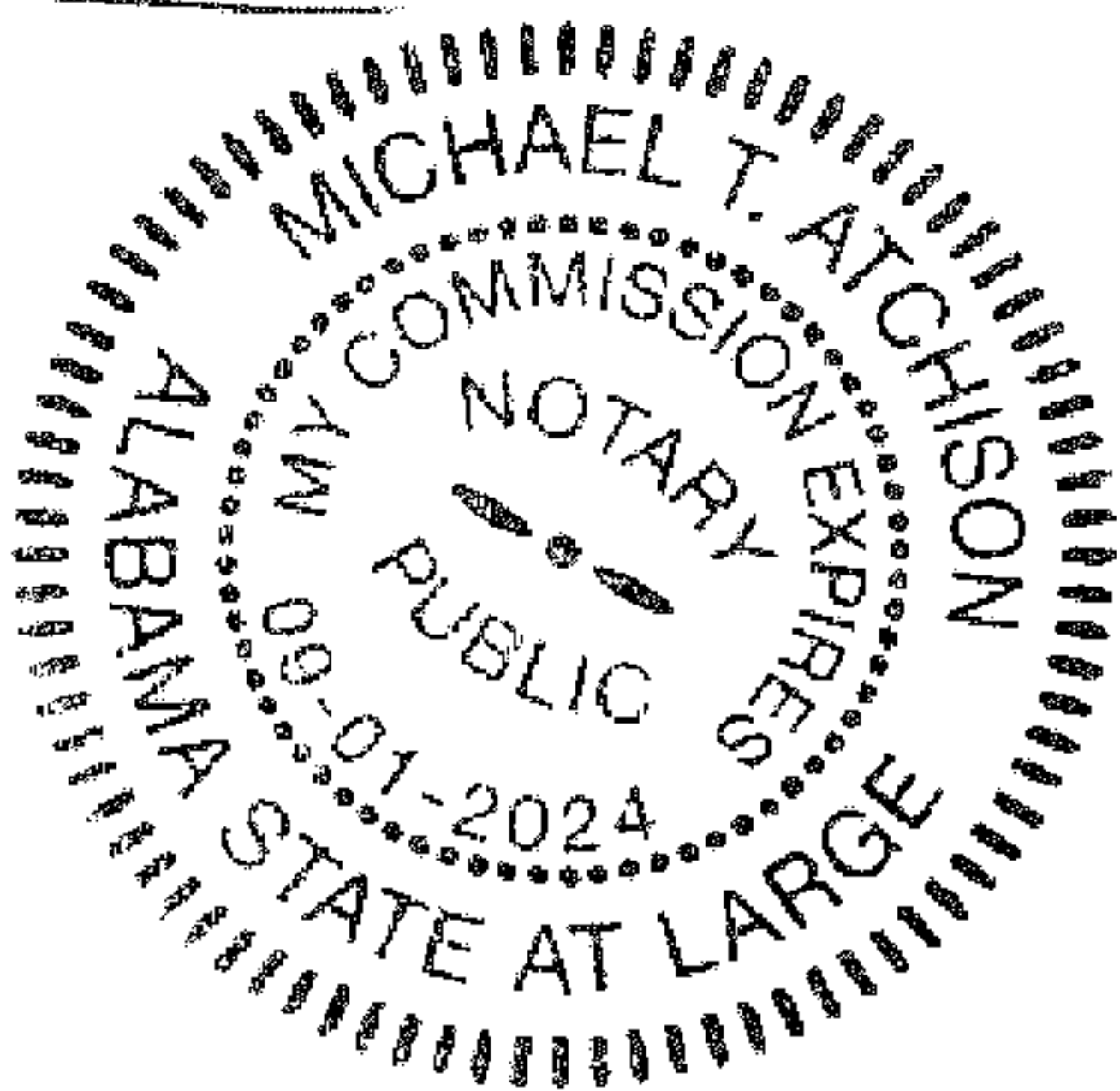
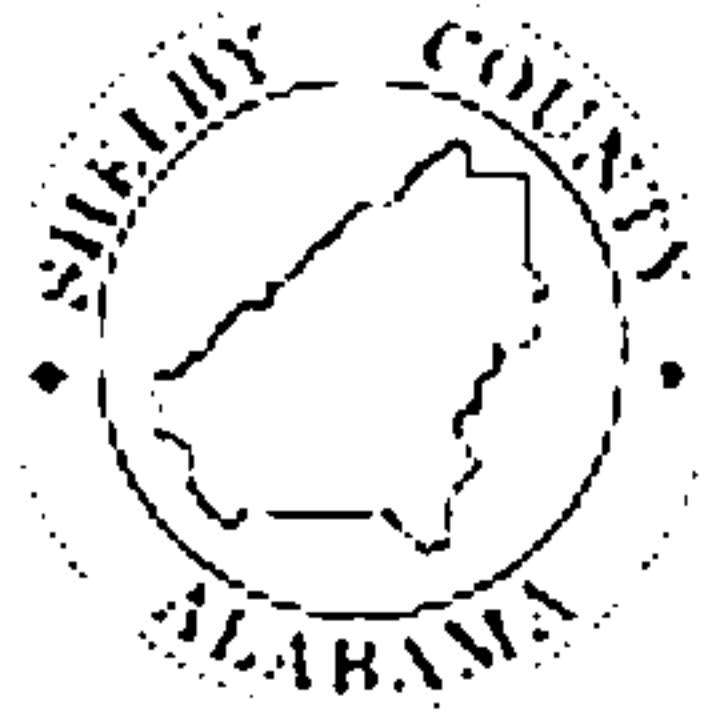


EXHIBIT A – LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama; commencing at a point on the North boundary of Patton Street in the town of Calera, Alabama, 290 feet East of the Northeast corner of Patton Street and Montgomery Avenue, according to Dare's Map of Calera, Alabama, and then run East along the North side of Patton Street 56 feet; and thence run North 180 feet to alley; thence West along the Southside of said alley 56 feet; thence South 180 feet to the point of beginning on Patton Avenue in the Town of Calera, Alabama, Being Lot 9, Block 4 of Dunstan's Map of the Town of Calera, Alabama, plus 30 foot strip of Lot 19 Directly north of Lot 9.

\*\*\* After reviewing a survey map from October 1, 1949 done by Mr. B.S. Wheeler it appears that a mistake has been made in all the conveyances through the years. The footage is 180 feet + a 30 foot strip of Lot 19 for a total of 210 feet. \*\*\*



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/25/2023 10:31:49 AM  
 \$29.00 PAYGE  
 20230525000157170

*Alex 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	<u>Raymond D Warren</u>	Grantee's Name	<u>City of Calera</u>
Mailing Address	<u>15 Co Rd 429</u> <u>Clanton, AL 35045</u>	Mailing Address	<u>7901 Hwy 31</u> <u>Calera, AL 35040</u>
Property Address	<u>1110 18th Ave.</u> <u>Calera, AL 35040</u>	Date of Sale	<u>May 25, 2023</u>
		Total Purchase Price	<u>\$60,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> 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 May 23, 2023

Print Raymond D Warren

   Unattested

Sign *Raymond D Warren*  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)