

CALDWELL MILL ROAD Rd#529.000
STPBH-5939 (200)

TRACT 52

THIS INSTRUMENT PREPARED BY:
James F Henderson, Jr. County Property Manager
A200 Courthouse
716 Richard Arrington Jr., Blvd
Birmingham, AL 35203

SEND TAX NOTICE TO:
Shelby County Commission
200 West College Street
Columbiana, Alabama 35051

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)

SHELBY COUNTY)



20230525000157710 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/25/2023 02:44:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Two Hundred Two Thousand Dollars (\$202,000) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I or we, William M. Thomas

herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Shelby County, Alabama, a political subdivision of the State of Alabama (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, and situated in Shelby County, Alabama, to-wit:

A certain real property situated in the Northwest ¼ of the Northwest ¼ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama. Said property being more particularly described as follows:

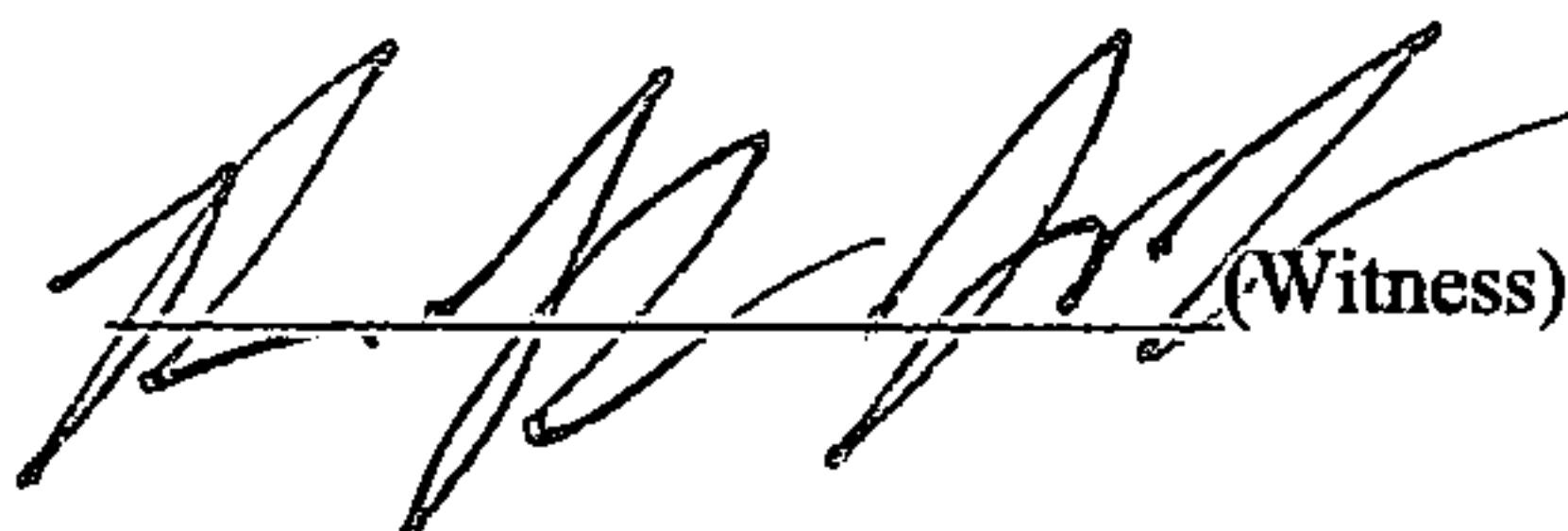
All that portion of Lots 51 and 52, lying within Shelby County, Alabama, according to the map of First Addition to River Estates, as recorded in Map Book 4, Page 72, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

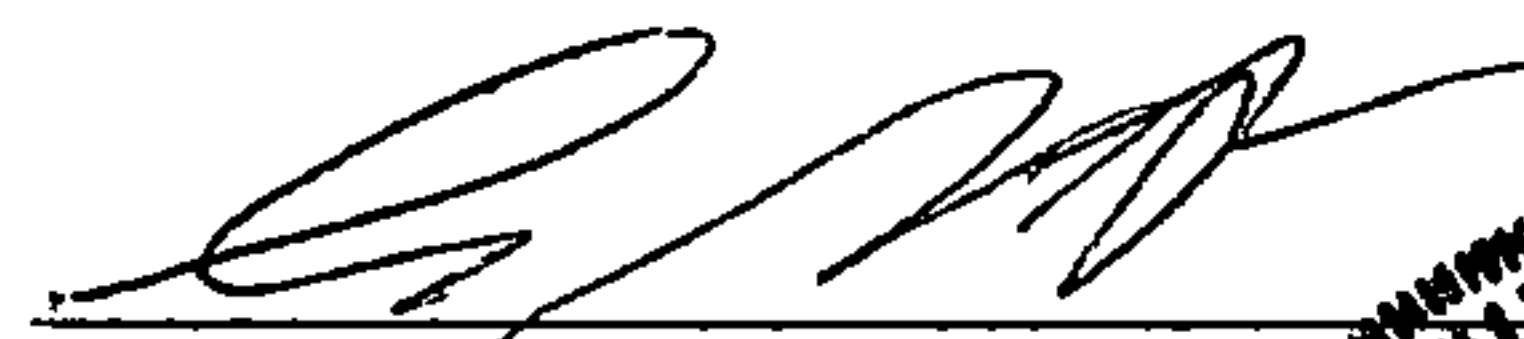
All of said real property containing 1.577 acres more or less.

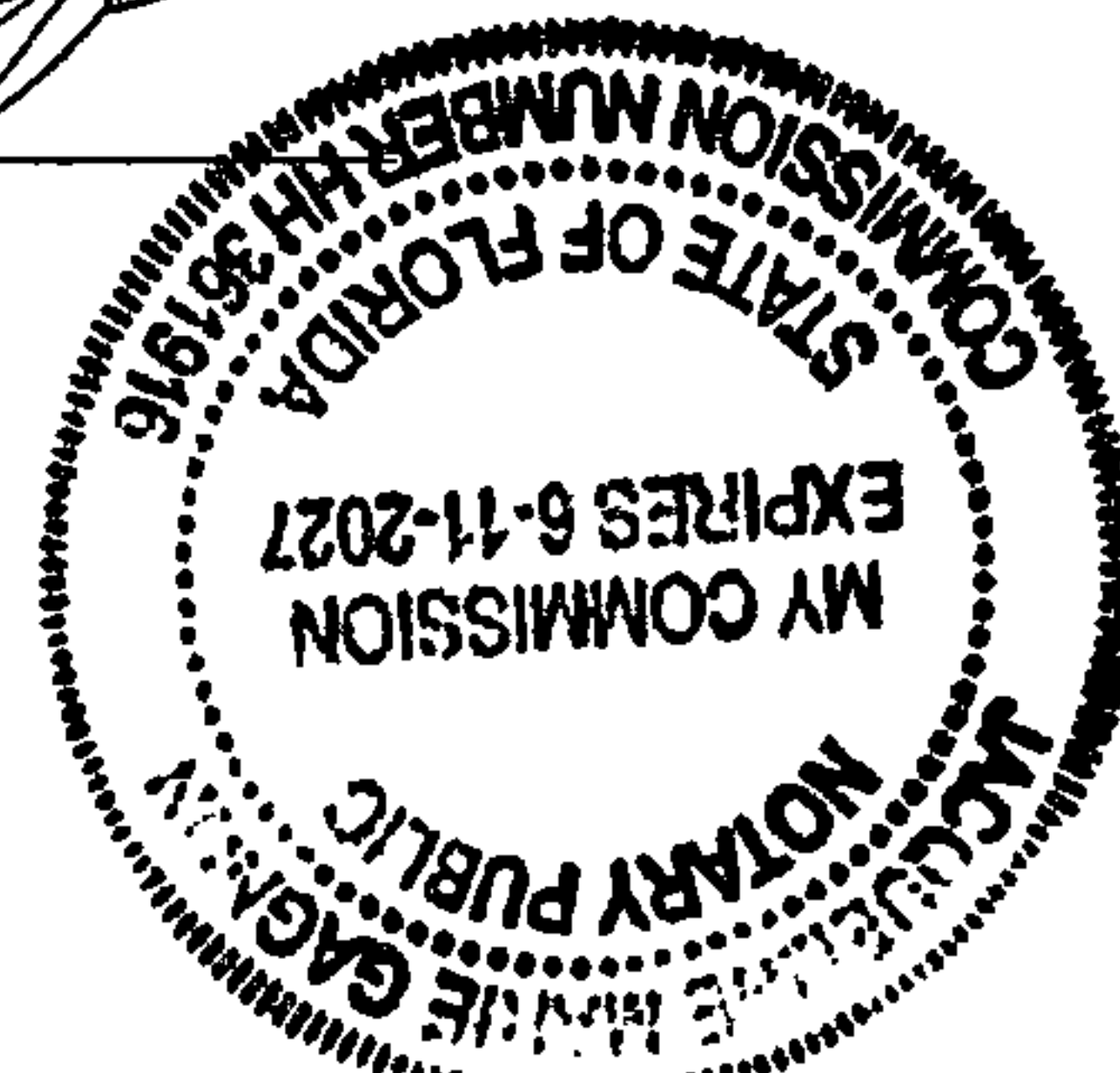
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for ourselves and for (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their successors 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 GRANTEE(S), their (its) successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6 day of April, 2023.

 (Witness)





STATE OF Florida
Broward COUNTY)

I, Jacqueline Gagnon, a Notary Public in and for said County in said State, hereby certify that William Mark Thomas 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, has/have, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of April, 2023.

My commission expires 6/11/2023


Notary Public

Real Estate Sales Validation Form

20230525000157710 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/25/2023 02:44:58 PM FILED/CERT

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

Grantor's Name William M. Thomas
Mailing Address 3701 Coral Tree Circle
Coconut Creek, FL 33073

Grantee's Name Shelby County Commission
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address 4775 Caldwell Mill Road
Birmingham, Alabama 35242

Date of Sale 5-15-23

Total Purchase Price \$ 202,000.00

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
☐ 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 5/15/2023

Print William MARK THOMAS

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one