

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
CITY OF CHELSEA
P O BOX 111
CHELSEA, AL 35051



20231207000353220 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/07/2023 10:49:30 AM FILED/CERT

STATE OF ALABAMA) **GENERAL WARRANTY DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Thousand and 00/100 (\$500,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **CHARLES W SIMMONS, A SINGLE INDIVIDUAL**, whose address is 502 Canty Rd. 129, Bremen, AL, 35033, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **CITY OF CHELSEA, A MUNICIPALITY**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County Shelby, State of Alabama, to-wit:

Commence at a capped rebar in place (Weygand) being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 29' 35" West along the East boundary of said quarter-quarter section for a distance of 50.03 feet to the point of beginning. From this beginning point proceed South 00° 29' 35" West along the East boundary of said quarter-quarter section for a distance of 827.70 feet to a ½" rebar in place; thence proceed North 89° 32' 11" West for a distance of 116.87 feet to a ½" rebar in place; thence proceed South 10° 45' 08" West for a distance of 83.31 feet to a ½" rebar in place; thence proceed South 89° 35' 55" West for a distance of 48.39 feet to a ½" rebar in place; thence proceed North 21° 26' 43" West for a distance of 95.25 feet to a ½" rebar in place; thence proceed South 68° 27' 09" West for a distance of 421.53 feet to a ½" rebar in place; thence proceed North 56° 24' 06" West for a distance of 99.47 feet to a ½" rebar in place; thence proceed North 46° 06' 17" West for a distance of 103.19 feet to a ½" rebar in place; thence proceed North 28° 42' 06" West for a distance of 127.26 feet to a ½" rebar in place being located on the Easterly right-of-way of Shelby County Road No. 337; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having an arc length of 362.30 feet and a radius of 529.69 feet for a chord bearing and distance of North 19° 38' 31" East, 355.28 feet to the P. T. of said curve; thence proceed North 00° 03' 11" East along the Easterly right-of-way of said road for a distance of 387.43 feet (set PK nail); thence proceed North 88° 48' 36" East along the South boundary of property described in Instrument No. 20230217000043700 as shown by deed on record in the Office of the Judge of Probate of Shelby County, Alabama, for a distance of 713.51 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to existing taxes, building lines, easements, rights of way and restrictions of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes



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due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR,, has hereunto set his hand and seal this the 6 day of December, 2023.

Charles W. Simmons

Charles W. Simmons

STATE OF ALABAMA)
COUNTY OF SHELBY)

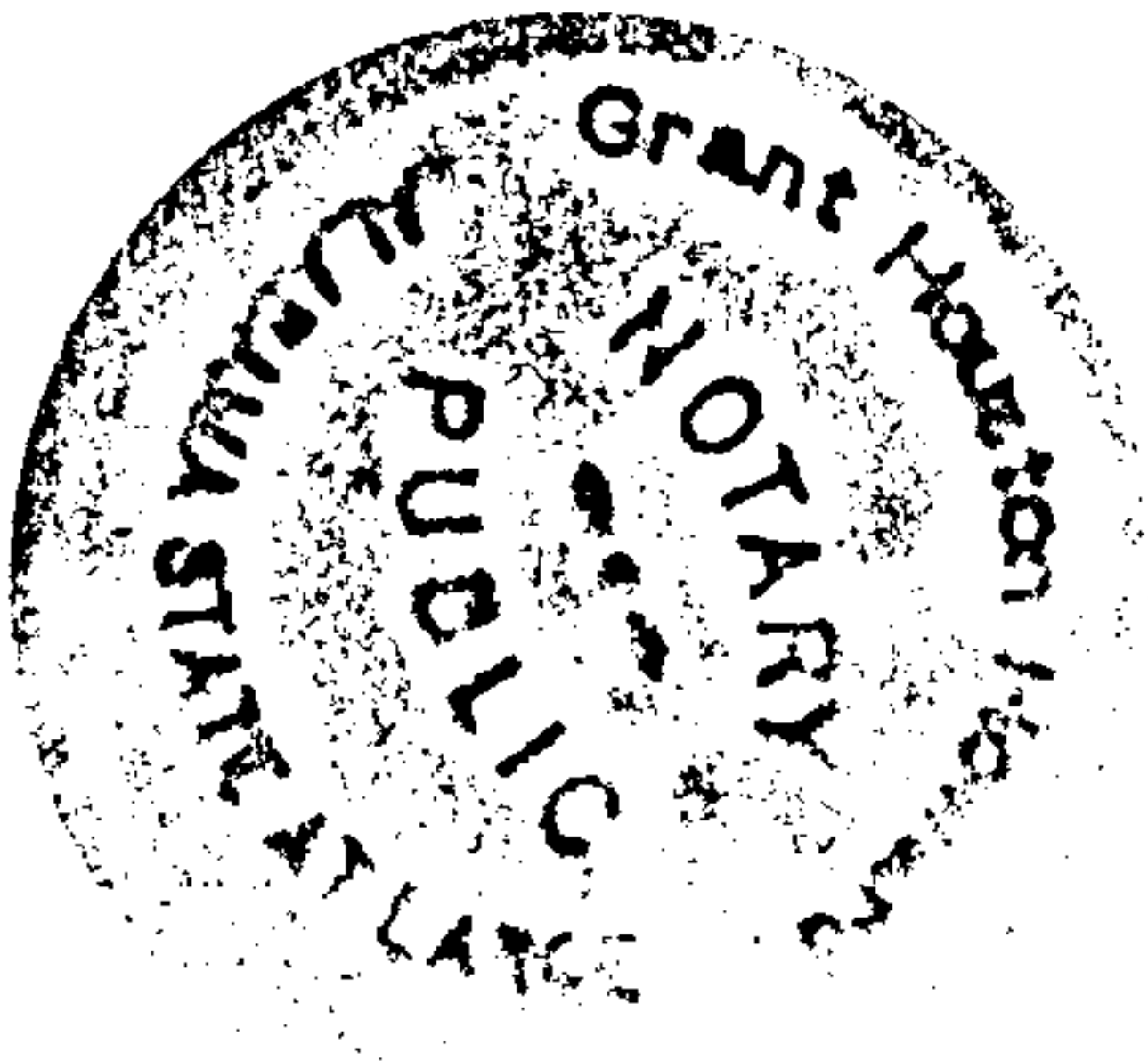
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles W. Simmons, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of December, 2023.

Grant Houston

NOTARY PUBLIC

My Commission Expires: 2-10-2025



Real Estate Sales Validation Form

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

Grantor's Name Charles Simmons
Mailing Address 502 County Rd 129
Bremen, AL 35033

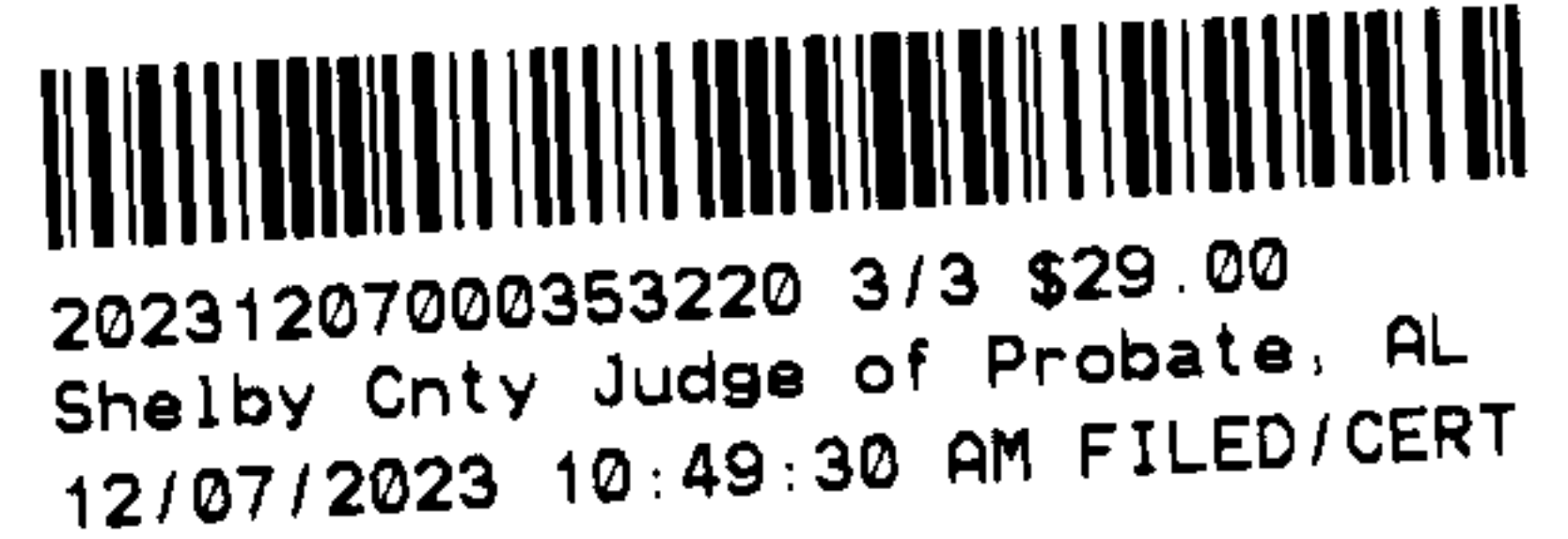
Grantee's Name City of Chelsea
Mailing Address P.O. Box 111
Chelsea, AL 35043

Property Address 140 Simmons Dr.
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ 500,000.00

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 12-7-23

Print Grant H. Howard

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1