

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

File No.: MV-24-29899

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Five Hundred Five Thousand Dollars and No Cents (\$505,000.00)**, 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, **Darrin Marlow and Leigha Marlow, a married couple**, (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

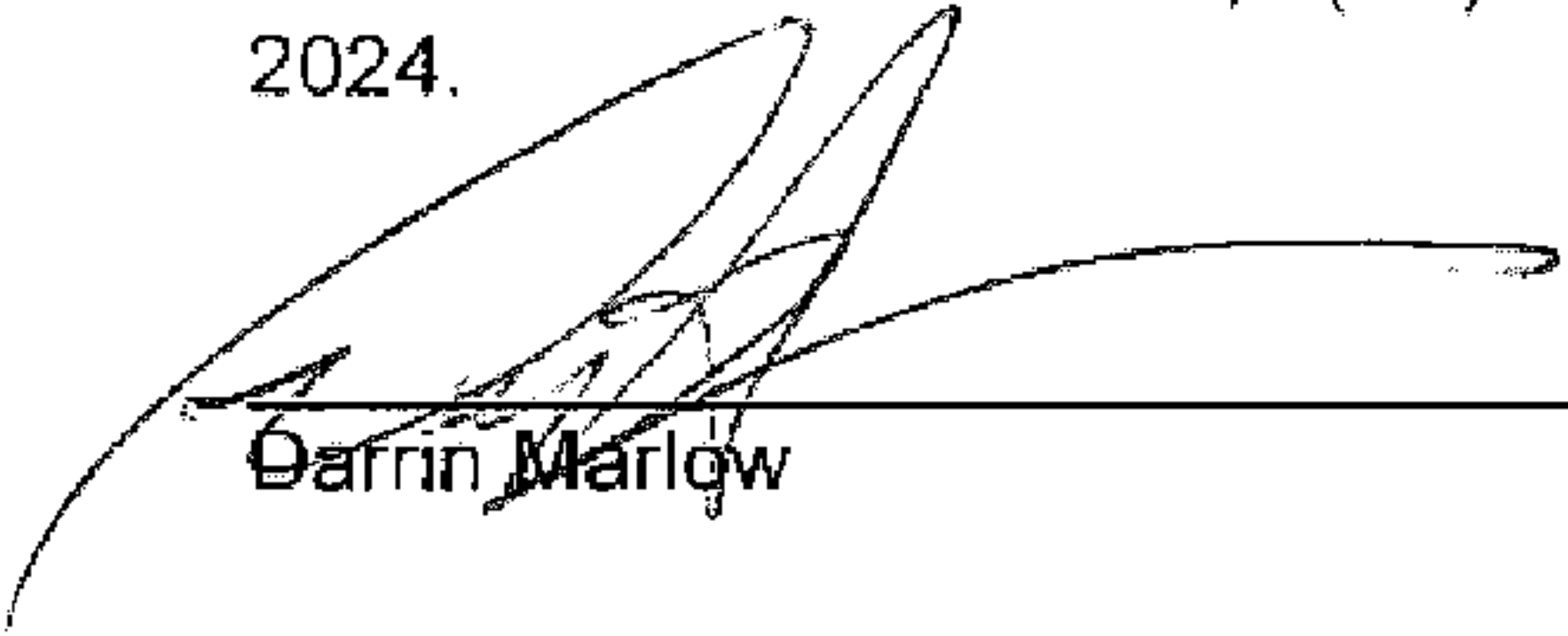
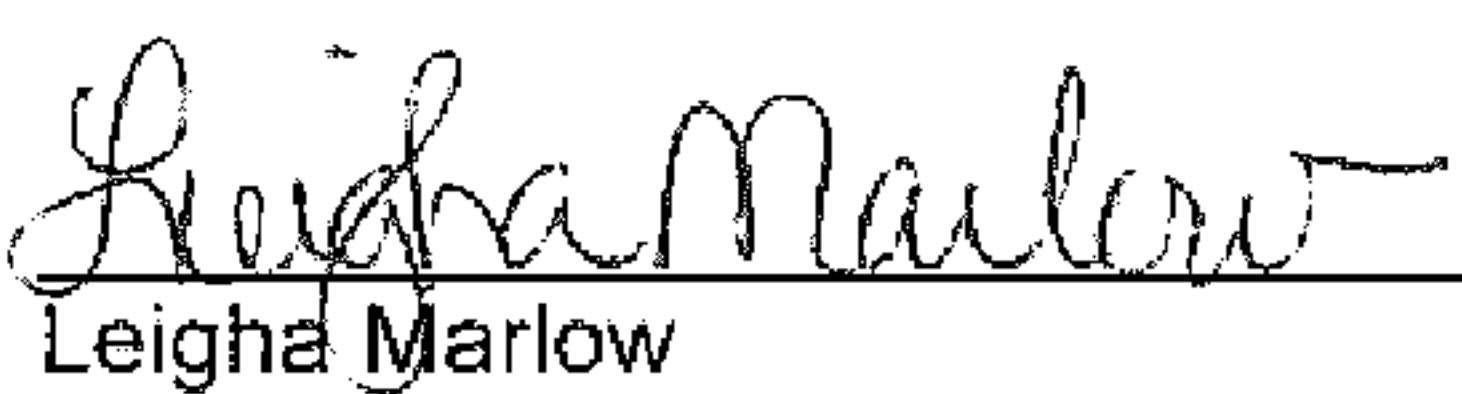
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$250,000.00 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 28th day of June, 2024.

 Darrin Marlow
 Leigha Marlow

State of Alabama
County of Shelby

I, Mike T. Atchison , a Notary Public in and for the said County in said State, hereby certify that Darrin Marlow and Leigha Marlow, a married couple, 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 28th day of June, 2024.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

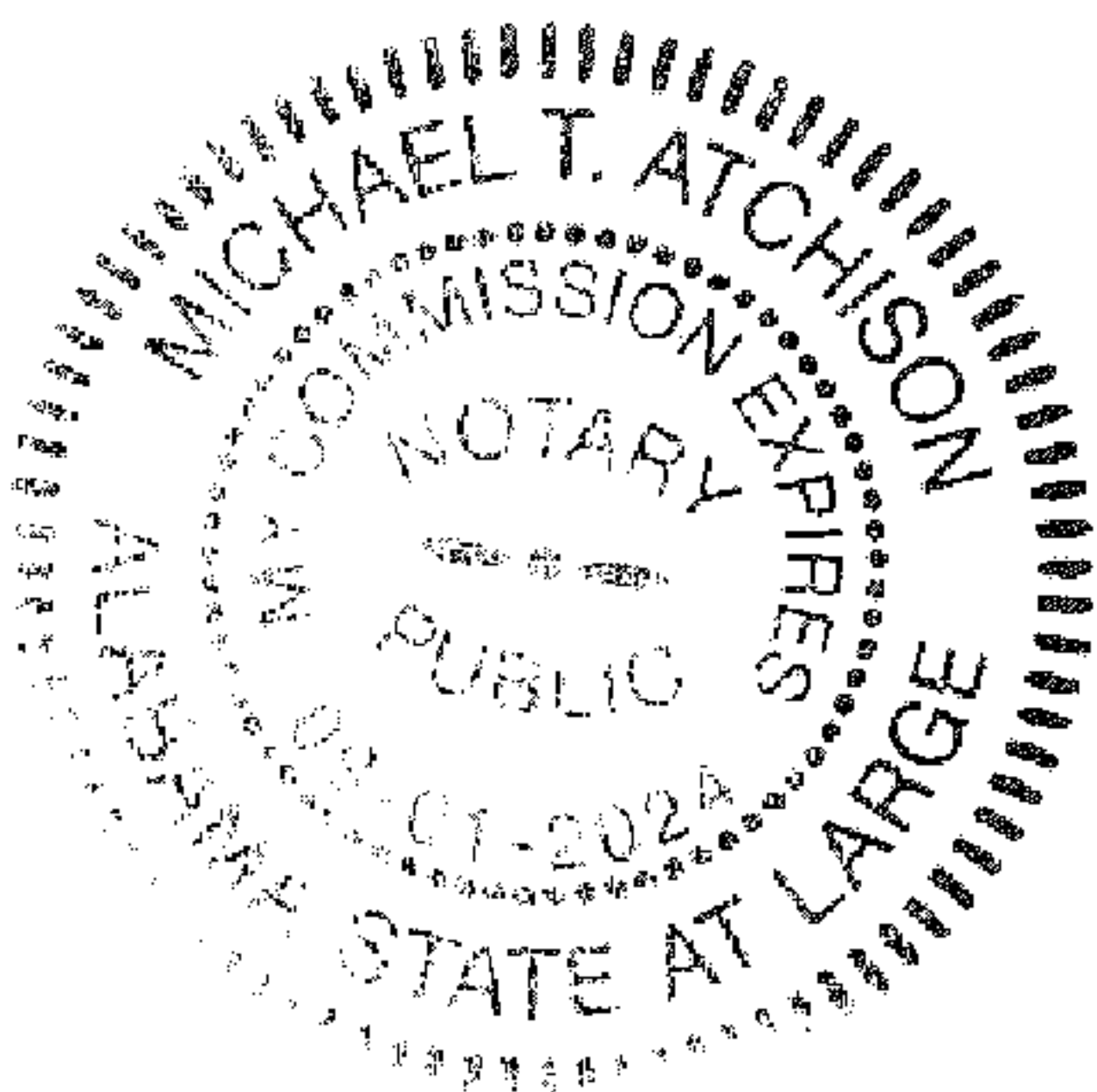
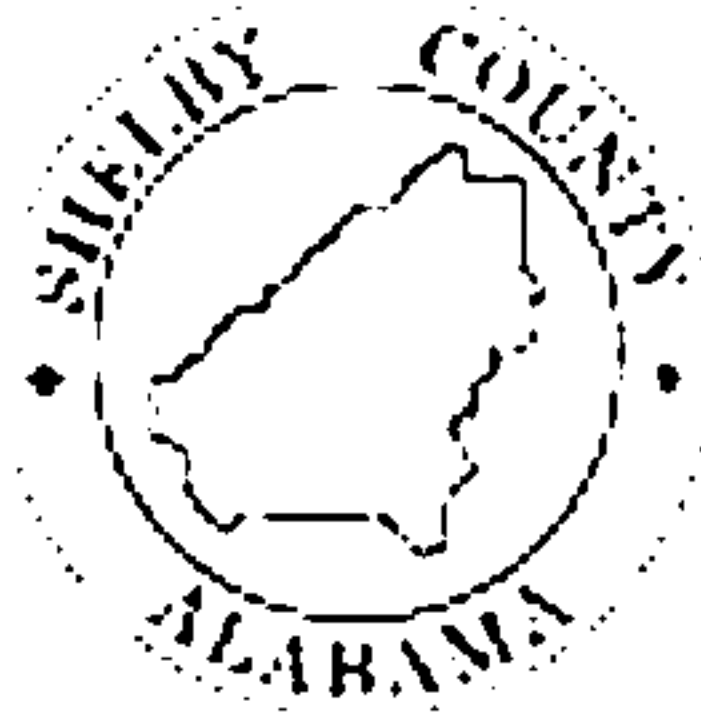


EXHIBIT "A"

Lots 14, 13, and part of Lot 12, in Block 4, of Dunstan's Map of Calera, particularly described as follows:

Begin at the Northwest corner of Lot 14, Block 4 of Dunstan's Map of Calera; proceed East along the North line of Lots 14, 13 and 12 for a distance of 110.00 feet to the Westerly line of L & N Railroad right of way; turn an angle to the right of 89°02'43" and proceed along said line for a distance of 180.02 feet to the South line of said Lots; turn an angle to the right of 90°57'17" and proceed along said line for a distance of 113.00 feet to the Southwest corner of said Lot 14; turn an angle to the right of 90°00' and proceed along the West line of said Lot 14 for a distance of 180.00 feet to the point of beginning. According to survey of Gary R. Smith, PLS# 13199, dated April 14, 2005.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2024 12:57:18 PM
 \$29.00 PAYGE
 20240701000196520

Allie 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	Darrin Marlow Leigha Marlow	Grantee's Name	City of Calera
Mailing Address	<u>2167 Chelsea Ridge Drive</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>7901 Hwy 31</u> <u>Calera AL 35040</u>
Property Address	<u>1111 17th Ave.</u> <u>Calera, AL 35040</u>	Date of Sale	<u>June 28, 2024</u>
		Total Purchase Price	<u>\$505,000.00</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 June 25, 2024

Print Darrin Marlow

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one