

This instrument was prepared by:
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BRUMLOW LEGAL GROUP
137 Main Street, Ste 202
Trussville, AL 35173

Send Tax Notice to:
City of Alabaster
1953 Municipal Way
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficient of which are hereby acknowledged, **Specification Rubber Products, Inc.**, an Alabama corporation (hereinafter referred to as the "Grantor"), has bargained and sold and by these presents does grant, bargain, sell and convey unto, **The City of Alabaster, Alabama**, an Alabama municipal corporation (hereinafter referred to as the "Grantee"), all of its rights, title and interests in and to that certain tract or parcel of land lying in Shelby County, State of Alabama, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property".

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference as well as to all taxes due October 1, 2024 and subsequent years not yet due and payable (collectively, the "Permitted Exceptions").

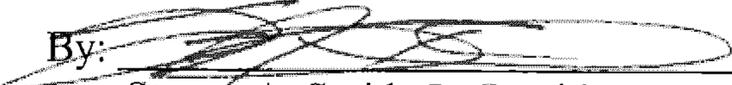
TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but against no other.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 16th day of July 2024.

GRANTOR:

Specification Rubber Products, Inc.

By: 

Steven A. Smith, Its President

STATE OF ALABAMA)

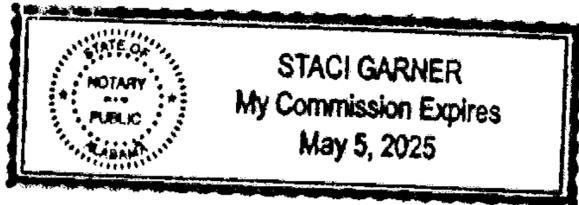
COUNTY OF SHELBY)

I, Staci Garner, a Notary Public in and for said County in said State, hereby certify that Steven A. Smith, whose name as the president of Specification Rubber Products, Inc., an Alabama corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as the President and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and seal, this 15th day of July 2024.

Staci Garner
NOTARY PUBLIC

[SEAL]



My Commission Expires: May 5, 2025

EXHIBIT A**LEGAL DESCRIPTION**

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 01 degrees 26 minutes 18 seconds East along the East line of said 1/4-1/4 section for 680.70 feet; thence run South 84 degrees 44 minutes 10 seconds West for 94.35 feet to a 2" open top pipe at the westerly right of way line of Simmsville Road and the point of beginning of the tract of land herein described; thence run North 23 degrees 15 minutes 50 seconds East along said road right of way for 252.00 feet to a found 1-1/2" crimped pipe lying on the East line of said 1/4-1/4 section; thence run North 01 degrees 26 minutes 18 seconds East along said 1/4-1/4 section for 103.37 feet to a set iron lying on the southerly right of way line of Highway No. 68; thence run along said road right of way North 84 degrees 21 minutes 24 seconds West for 297.37 feet to a curve to the right, having a radius of 1010.80 feet, a chord bearing of North 76 degrees 42 minutes 20 seconds West, and a chord length of 269.15 feet; thence run along said arc and said road right of way for 269.95 feet to a set iron; thence run South 17 degrees 50 minutes 20 seconds West 378.88 feet; thence run South 83 degrees 28 minutes 57 seconds East for 575.53 feet to the point of beginning.

EXHIBIT B**PERMITTED ENCUMBRANCES**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. All taxes for 2024 and subsequent years, which are a lien not yet payable.
3. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the land.
5. Rights or claims of parties in possession not recorded in the public records.
6. Easements or claims of easements not recorded in the public records.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto; appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
9. Permits to Alabama Power Company as recorded in Deed Book 205, Page 10 and Deed Book 217, Page 84.
10. Easement to Alabama Power Company recorded in Inst. 20230825000256700,
11. Right of way to Shelby County recorded in Deed Book 230, Page 227.
12. Encroachment on Southeast side as shown on aerial photo of Shelby County Tax Office.
13. Title to mineral and mining rights and privileges belonging thereto.

Real Estate Sales Validation Form

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

Grantor's Name Specification Rubber Products In
Mailing Address 1568 First Street N
Alabaster, AL 35007

Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address 1505 Simsville Rd
PIN: 13 7 36 1 001 024.000

Date of Sale July 16, 2024
Total Purchase Price \$ 700,000
or
Actual Value \$
or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2024 12:10:29 PM
\$35.00 LAURA
20240717000217840

Laura S. Boyd

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 16 Jul 2024

Print Jeffrey W. Brumlow, Esq.

X Unattested

(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Print Form