

20240722000224250 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/22/2024 02:30:50 PM FILED/CERT

This instrument was prepared by:
WALLACE/ELLIS
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Shelby County Board of Education
P. O. Box 1910
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Eighty Thousand and No/00 Dollars (\$380,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **J. A. Brown Company, LLC, an Alabama Limited Liability Company (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

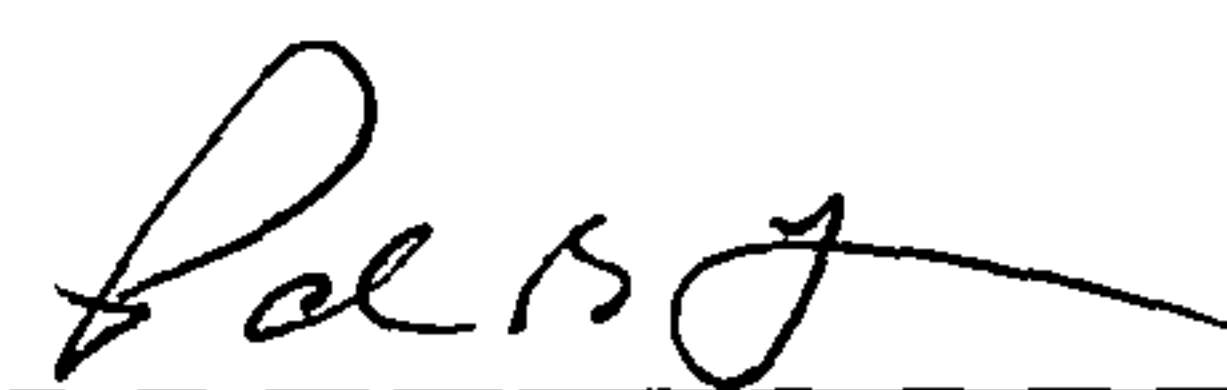
Subject to 2024 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of July, 2024.

J. A. BROWN COMPANY, LLC, an Alabama
Limited Liability Company

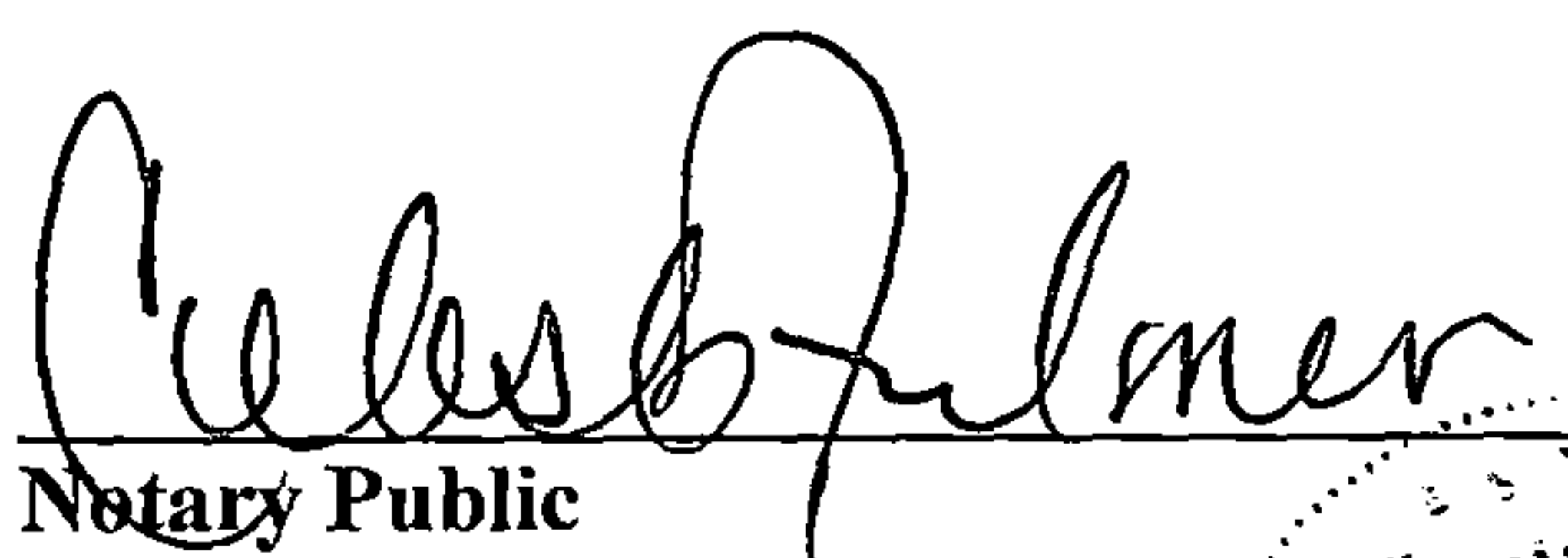

By: Paul B. Brown, as Manager

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that, Paul B. Brown, whose name as Manager of J. A. Brown Company, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he as such Manager, and with full authority, executed the same voluntarily for and as the act of the State of Alabama.

GIVEN under my hand this 22nd day of July, 2024.

My Commission Expires: 10-9-24


Notary Public

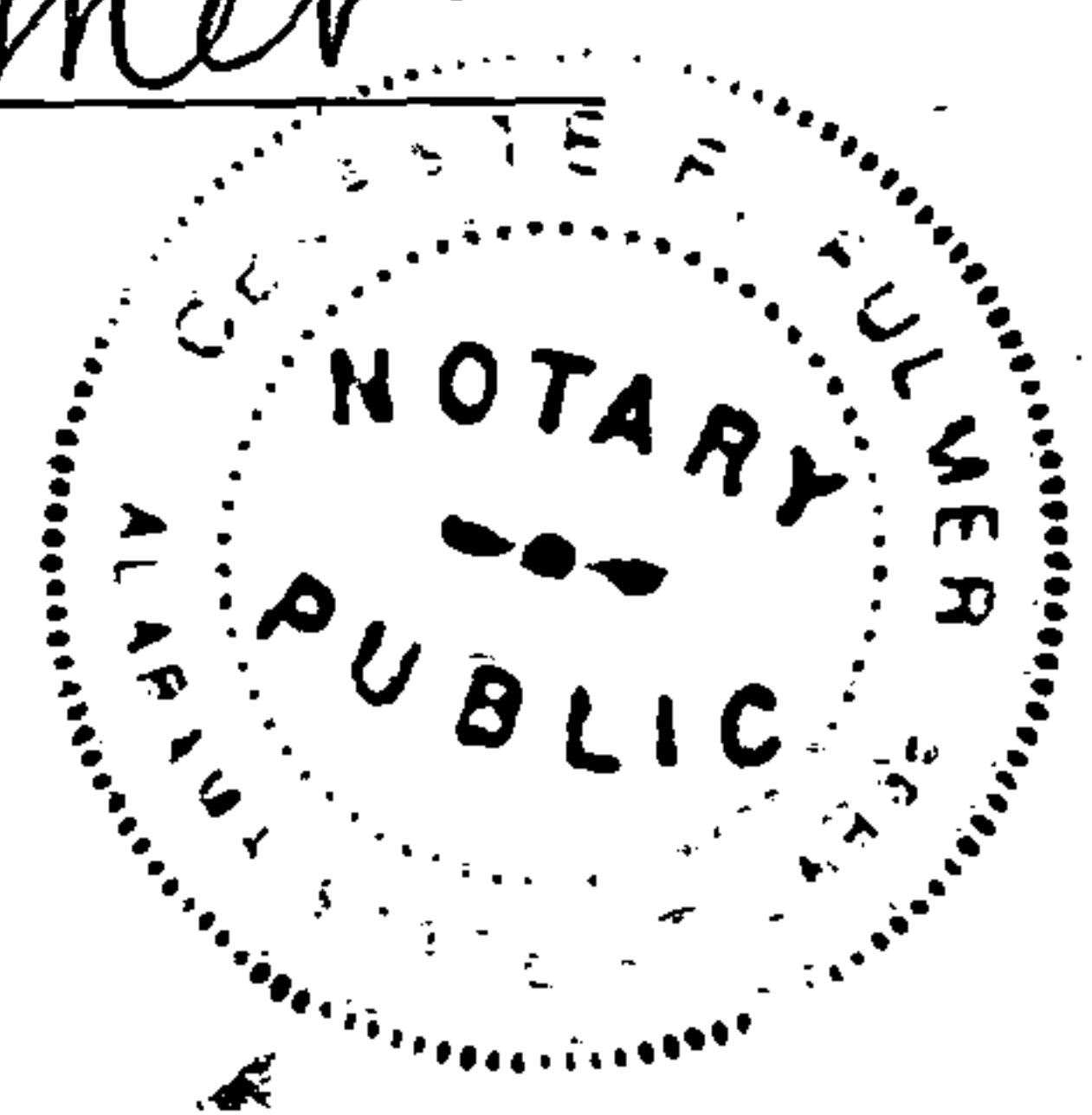


EXHIBIT "A"
LEGAL DESCRIPTION



20240722000224250 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/22/2024 02:30:50 PM FILED/CERT

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST JEFFERSON COUNTY ALABAMA BEING THAT SAME PROPERTY DESCRIBED IN A TRUSTEE'S DEED RECORDED IN INSTRUMENT 20230628000192530 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA, AND BEING MORE ACCURATELY DESCRIBED AS FOLLOWS.

BEGIN AT A FOUND IRON (1/2" REBAR) AT THE SOUTHWEST CORNER OF LOT 19 ACCORDING TO THE PLAY OF ARDEN SUBDIVISION AS RECORDED IN MAP BOOK 3 PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN THENCE RUN SOUTH 87°36'49" EAST ALONG THE SOUTH LINE OF SAID LOT 18 FOR 174.81 FEET TO A FOUND IRON (1/2" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE RUN SOUTH 02°23'11" WEST FOR 65.00 FEET TO A SET PK NAIL; THENCE RUN SOUTH 43°05'49" EAST FOR 384.53 FEET TO THE CENTERLINE OF SHOAL CREEK : THENCE RUN ALONG THE CENTERLINE OF SHOAL CREEK THE FOLLOWING COURSES : SOUTH 04°51'10" WEST FOR 91.93; SOUTH 03°53'48" EAST FOR 108.93; SOUTH 08°48'21" WEST FOR 72.99 FEET; SOUTH 26°59'23" WEST FOR 78.80 FEET; SOUTH 46°08'22" WEST FOR 80.30 FEET; SOUTH 60°49'32" WEST FOR 93.87 FEET; THENCE RUN SOUTH 58°34'22" WEST FOR 94.47 FEET; SOUTH 65°37'18" WEST FOR 88.83 FEET; SOUTH 83°33'00" WEST FOR 92.12 FEET; SOUTH 88°13'01" WEST FOR 102.72 FEET; NORTH 85°25'20" WEST FOR 184.84 FEET; NORTH 55°14'53" WEST FOR 53.30 FEET ; THENCE LEAVING SAID CREEK CENTERLINE RUN ALONG THE CENTERLINE OF AN UNNAMED TRIBUTARY TO SHOAL CREEK THE FOLLOWING COURSES NORTH 45°17'23" EAST FOR 47.26 FEET; RUN NORTH 49°14'11" EAST FOR 34.13 FEET; NORTH 16°52'26" EAST FOR 17.71 FEET; NORTH 26°56'30" WEST FOR 39.92 FEET; NORTH 09°15'52" WEST FOR 55.29 FEET; NORTH 22°09'21" WEST FOR 10.80 FEET; NORTH 21°38'07" WEST FOR 25.56 FEET; NORTH 07°30'48" WEST FOR 29.61 FEET; NORTH 05°34'25" EAST FOR 52.00 FEET; NORTH 12°31'46" EAST FOR 30.78 FEET; NORTH 03°39'38" EAST FOR 30.68 FEET; NORTH 12°32'49" EAST FOR 20.38 FEET; NORTH 03°02'06" EAST FOR 24.70 FEET; NORTH 11°21'43" EAST FOR 17.67 FEET; NORTH 05°33'49" WEST FOR 32.13 FEET; NORTH 15°39'06" EAST FOR 37.13 FEET; NORTH 35°11'42" EAST FOR 18.22 FEET; NORTH 12°30'34" EAST FOR 37.33 FEET; NORTH 04°05'16" EAST FOR 15.47 FEET; NORTH 14°23'52" WEST FOR 35.51 FEET; NORTH 02°16'25" EAST FOR 23.16 FEET; NORTH 24°41'46" EAST FOR 26.39 FEET; NORTH 03°56'06" WEST FOR 29.46 FEET; NORTH 03°27'03" EAST FOR 33.76 FEET; NORTH 30°40'57" EAST FOR 36.74 FEET; NORTH 22°07'24" EAST FOR 93.32 FEET ; NORTH 32°19'53" EAST FOR 47.47 FEET; NORTH 05°39'45" EAST FOR 21.72 FEET; THENCE LEAVING SAID CENTERLINE RUN SOUTH 87°36'49" EAST FOR 182.15 FEET TO THE POINT OF BEGINNING

According to the survey of J. Arrington, dated July 3, 2024.

PBB

Real Estate Sales Validation Form

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

Grantor's Name J. A. Brown Company, LLC
Mailing Address 2280 Salem Road
Montevallo, AL 35115

Grantee's Name County Board of Education,
Mailing Address Shelby County, Alabama
P O Box 1910
Columbiana, AL 35051

Property Address 110 James H. Jones Drive
Montevallo, AL 35115

Date of Sale 7-22-24

Total Purchase Price \$ 380,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20240722000224250 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/22/2024 02:30:50 PM FILED/CERT

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 7-22-24

Print J. A. Brown Company, LLC

☐ Unattested

(verified by)

Sign

Paul B. Brown
Paul B. Brown, Agent

(Grantor) Grantee/Owner/Agent) circle one

Form RT-1