



20240819000258960 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/19/2024 01:51:55 PM FILED/CERT

This instrument was prepared without evidence of title or survey by William R. Justice, P.O. Box 587, Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) to the City of Montevallo, Alabama, a municipal corporation (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to the Water Works and Sewer Board of the City of Montevallo, a public utility corporation (hereinafter called GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in Fractional Section 29, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:


Begin at the northeast corner of said Section 29 and run south along the east line of said Section 29 to the northerly line of Shoal Creek; then turn right and run northwesterly along the northerly line of Shoal Creek to the intersection of the northwest line of Valley Street; then turn right and run northeasterly along the northwest line of Valley Street to the north line of said Section 29; then turn right and run east along the north line of said Section 29 to the point of beginning.

By deed recorded as Instrument # 20060831000431190, GRANTOR conveyed to GRANTEE, among other property, certain parcels of real property described under the heading "Sewer Plant," and the description of the above-described property was inadvertently omitted from that deed. It is the purpose of this deed to clear title in GRANTEE's name to Parcel # 27 9 29 1 001 001.001, which has been assessed in GRANTEE's name for property tax purposes since 2007.

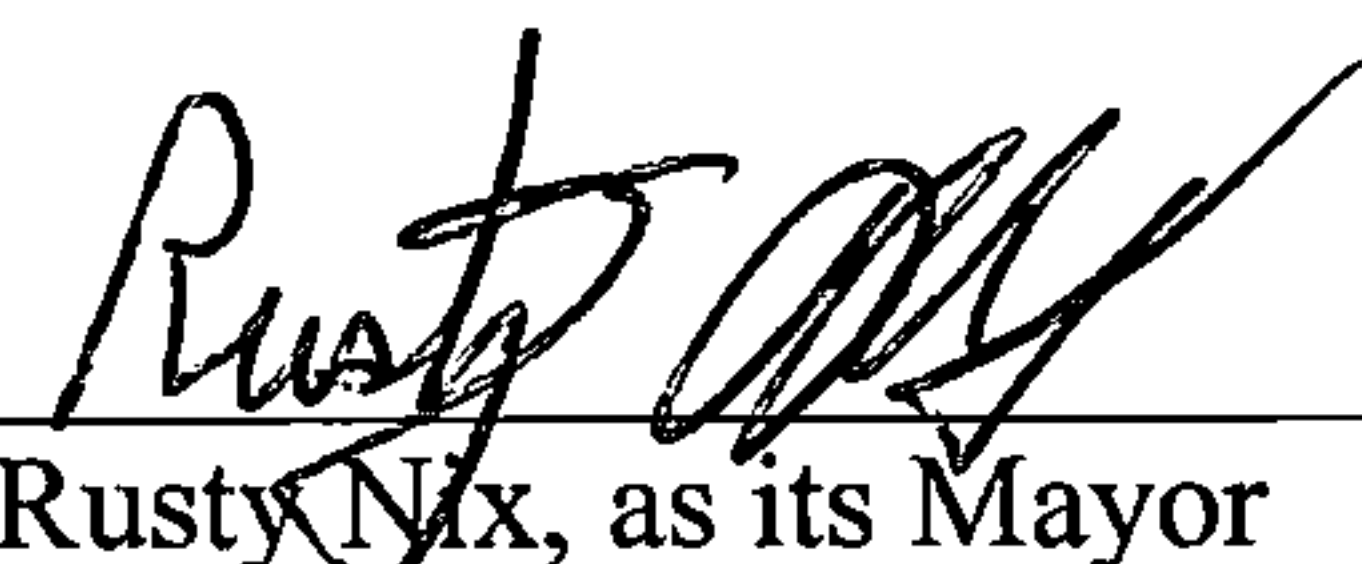
TO HAVE AND TO HOLD to said GRANTEE forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Mayor, Rusty Nix, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of August, 2024.

ATTEST:


Clerk

City of Montevallo, Alabama

By 
Rusty Nix, as its Mayor

[notary acknowledgment on following page]

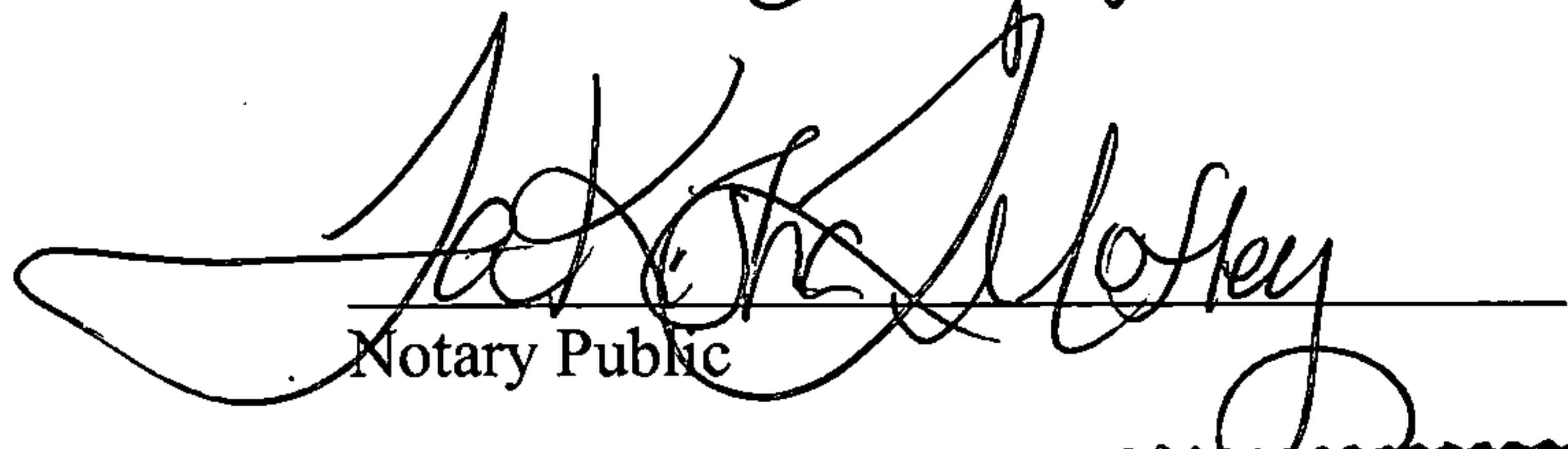


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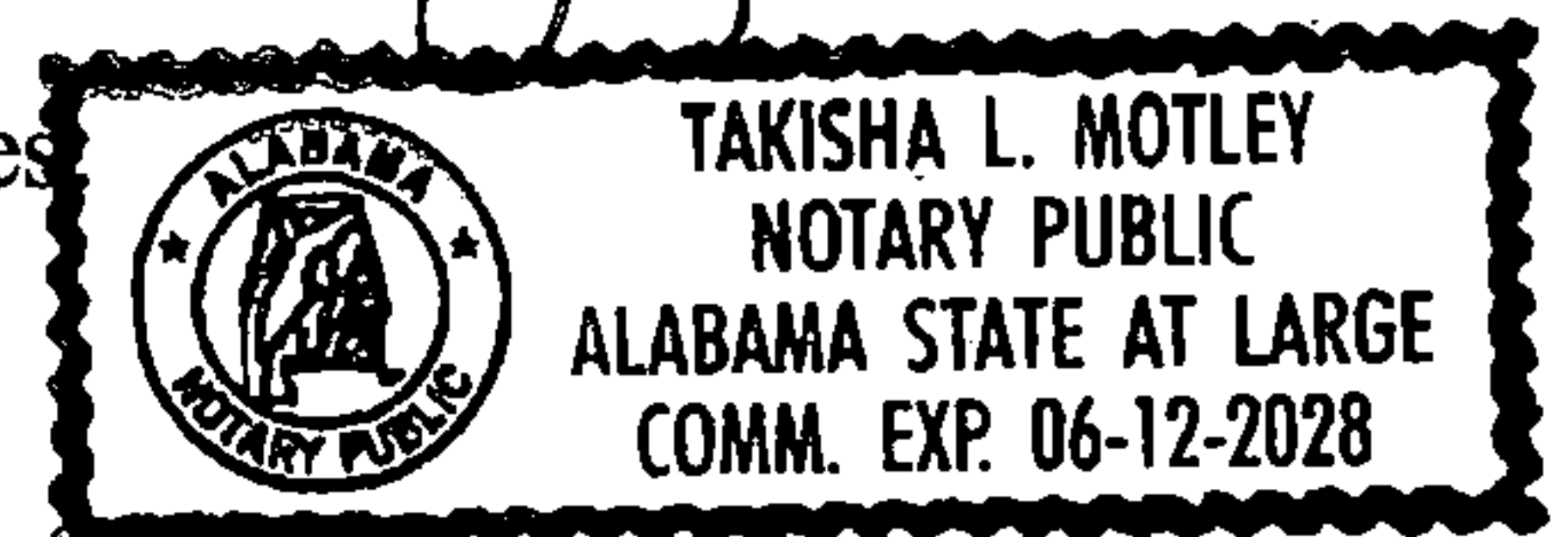
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rusty Nix, whose name as Mayor of the City of Montevallo, Alabama, a municipal corporation, 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 officer and with full authority executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 13th day of August, 2024.


Notary Public

My commission expires



Real Estate Sales Validation Form

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

Grantor's Name City of Montevallo, Alabama
Mailing Address 541 Main Street
Montevallo, AL 35115

Grantee's Name Water Works & Sewer Board of the City of Montevallo
Mailing Address 613 Valley Street
Montevallo, AL 35115

Property Address 415 Valley Street
Montevallo, AL 35115

Date of Sale 8-13-24
Total Purchase Price \$

or
Actual Value \$ \$21,680.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ 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 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 8-13-24

Print William R. Justice

☐ Unattested
(verified by)

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1