

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-24-30165

Send Tax Notice To: Town of Harpersville

P.O. Box 370  
Harpersville, AL 35078

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Ninety Nine Thousand Dollars and No Cents (\$399,000.00)**, 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, **Sandra Kidd, a Single woman, Bernice S. Kidd, a Single woman and Shelia Rich, a Single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Town of Harpersville**, (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.**

**Grantors reserve the right to use a 60' easement to remaining property.**

**No part of the homestead of the Grantors herein or spouse, if any.**

\$0.00 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 27 day of October, 2024

Sandra Kidd

Sandra Kidd

Bernice S. Kidd

Bernice S. Kidd

Shelia Rich

By Shelia Rich

Attorney In Fact

Shelia Rich

Shelia Rich

State of Alabama

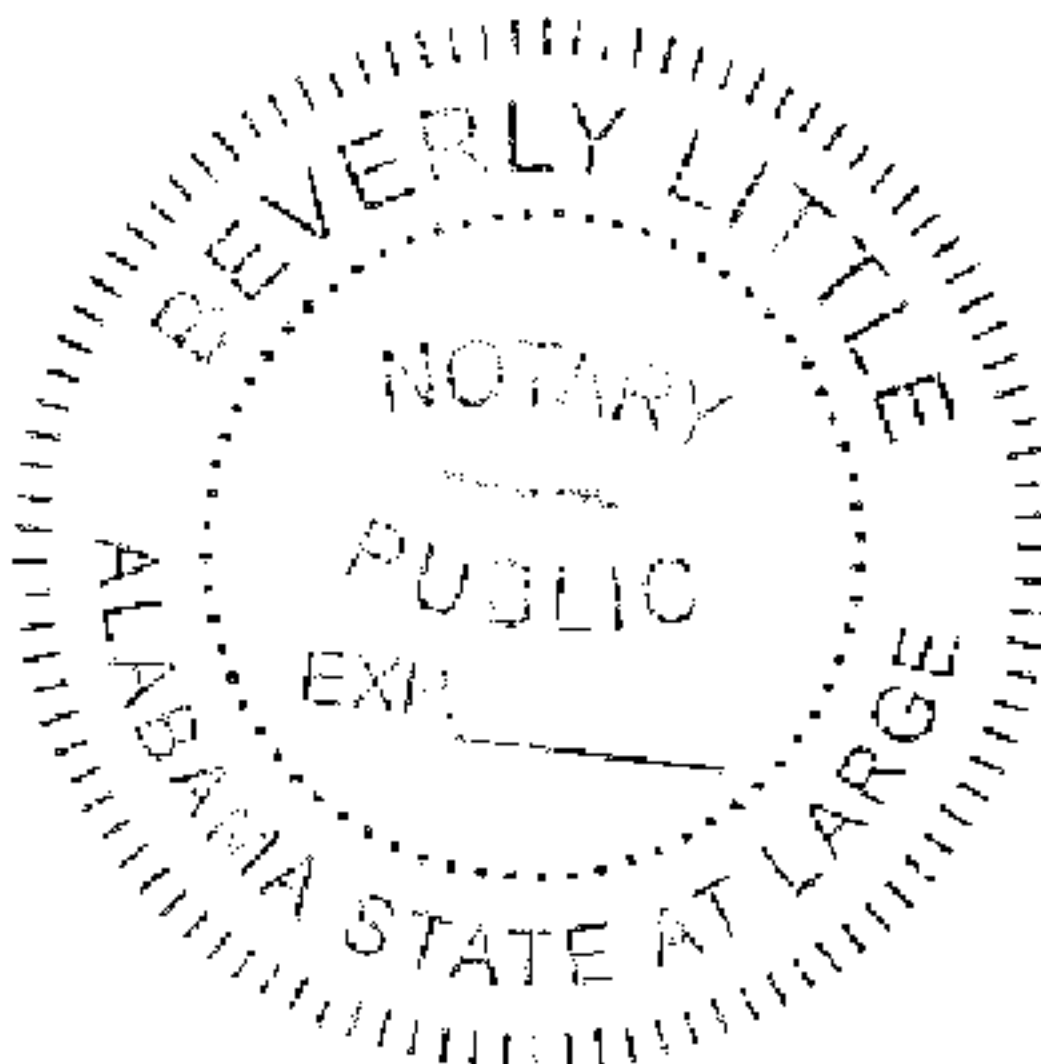
County of Shelby

I, Beverly Little, a Notary Public in and for the said County in said State, hereby certify that Sandra Kidd, 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 27 day of October, 2024

Beverly Little  
Notary Public, State of Alabama

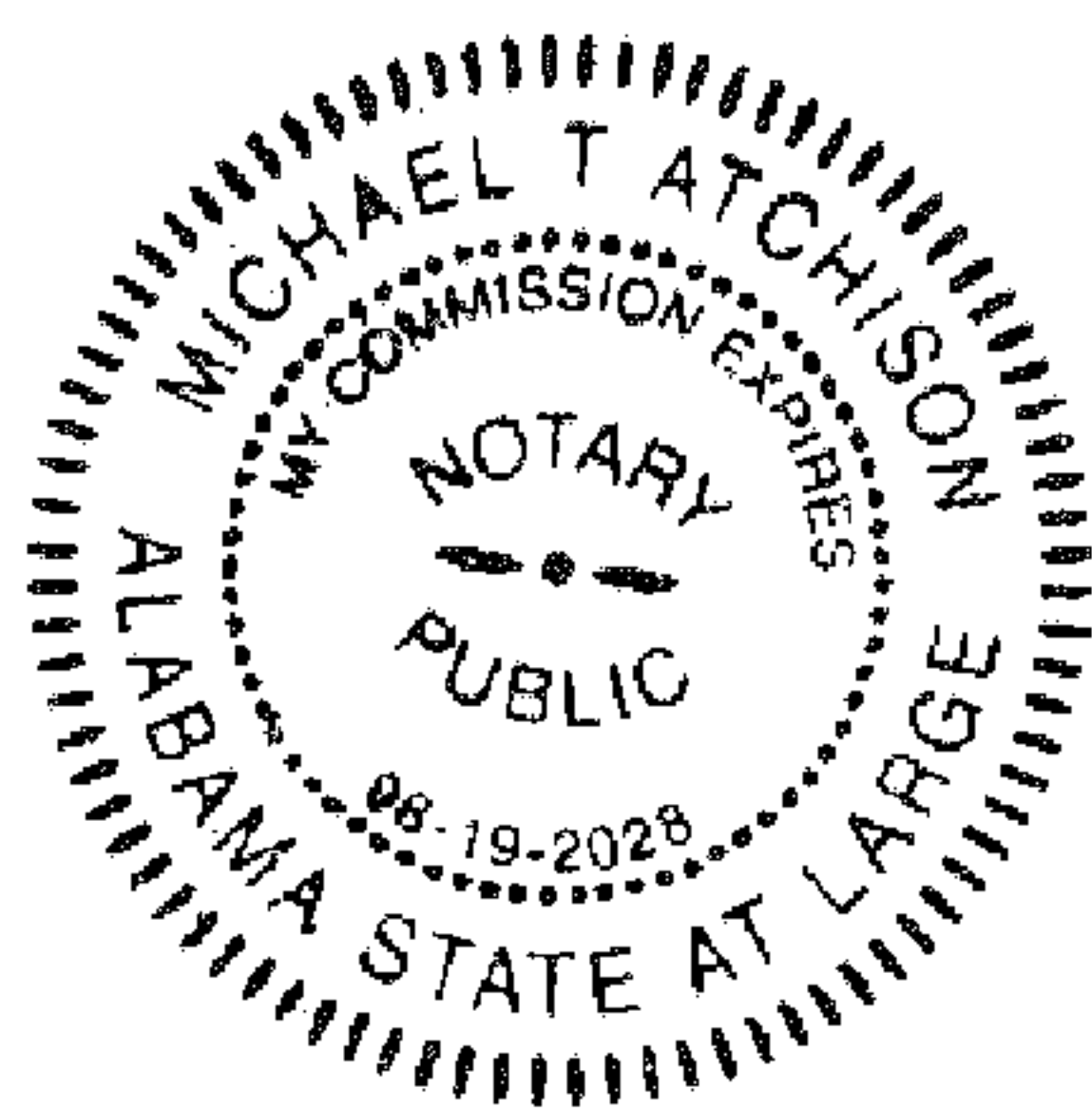
My Commission Expires: 12/27/25

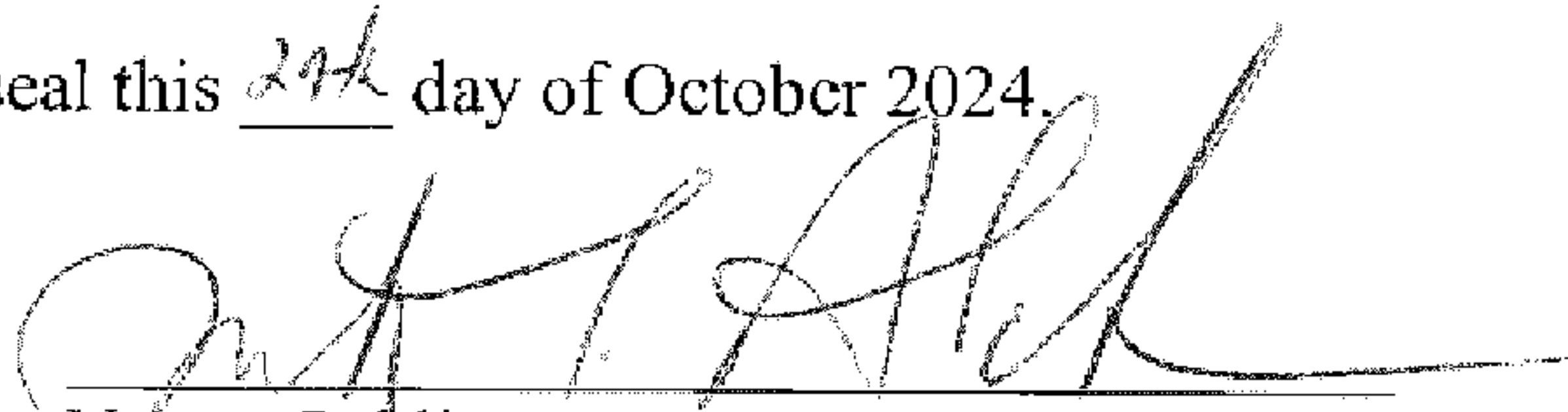


STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sheila Rich and Bernice S. Kidd by Sheila Rich as Attorney in Fact*, whose names a 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of October 2024.



  
Notary Public  
My Commission Expires 8-19-28

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land, lying in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1" open top pipe found and locally accepted to be the Northwest corner of said 1/4 -1/4 section; thence South 89 degrees 12 minutes 40 seconds East along the North line of said 1/4-1/4 section for a distance of 467.41 feet to a 5/8" capped rebar found; thence leaving said North line, South 00 degrees 34 minutes 34 seconds East for a distance of 60.18 feet to a railroad spike found and the POINT OF BEGINNING of the parcel herein described; thence South 89 degrees 15 minutes 24 seconds East for a distance of 880.80 feet to a 5/8" capped rebar found stamped "Luker"; thence South 02 degrees 10 minutes 11 seconds East for a distance of 333.89 feet to a 5/8" rebar found; thence South 87 degrees 52 minutes 20 seconds West for a distance of 511.32 feet to a 5/8" rebar found; thence South 02 degrees 09 minutes 30 seconds East for a distance of 511.14 feet to a 5/8" rebar found; thence South 02 degrees 06 minutes 42 seconds East for a distance of 390.54 feet to a 5/8" capped rebar found stamped "Luker"; thence North 89 degrees 31 minutes 58 seconds West for a distance of 98.87 feet to a 1/2" capped rebar set stamped "PLS 37248"; thence North 02 degrees 08 minutes 17 seconds West for a distance of 854.91 feet to a 1/2" capped rebar set stamped "PLS 37248"; thence North 89 degrees 19 minutes 27 seconds West for a distance of 281.07 feet to a 5/8" capped rebar found stamped "Luker"; thence North 00 degrees 35 minutes 46 seconds West for a distance of 406.70 feet to the POINT OF BEGINNING.

Subject to a 60 foot wide easement for ingress and egress, lying in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1" open top pipe found and locally accepted to be the Northwest corner of said 1/4 -1/4 section; thence South 89 degrees 12 minutes 40 seconds East along the North line of said 1/4-1/4 section for a distance of 467.41 feet to a 5/8" capped rebar found; thence leaving said North line, South 00 degrees 34 minutes 34 seconds East for a distance of 60.18 feet to a railroad spike found and the POINT OF BEGINNING of the easement herein described, said easement being 60 feet wide and lying East of, adjacent to and parallel with the following described line: thence South 00 degrees 35 minutes 46 seconds East for a distance of 406.70 feet to the POINT OF TERMINATION of said easement.

**PARCEL 2**

A parcel of land, lying in the North 1/2 of the Southeast 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1" open top pipe found and locally accepted to be the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said section; thence South 89 degrees 41 minutes 27 seconds West along the North line of said 1/4 section for a distance of 1055.73 feet to the POINT OF BEGINNING of the parcel herein described; thence leaving said North line, South 00 degrees 57 minutes 52 seconds East for a distance of 476.77 feet to a 1/2" capped rebar set stamped "PLS 37248"; thence South 80 degrees 31 minutes 21 seconds West for a distance of 409.41 feet to a 1/2" capped rebar set stamped "PLS 37248"; thence South 84 degrees 20 minutes 15 seconds West for a distance of 155.74 feet to a round monument found; thence North 12 degrees 41 minutes 21 seconds West for a distance of 312.90 feet to a round monument found; thence South 84 degrees 17 minutes 36 seconds West for a distance of 631.38 feet to an "X" on a brick column found on the Northeast right-of-way margin of Highway 25 (80' wide right-of-way); thence North 12 degrees 28 minutes 15 seconds West along said right-of-way for a distance of 20.84 feet to an "X" on a brick column found; thence leaving said right-of-way, North 84 degrees 14 minutes 52 seconds East for a distance of 321.32 feet to a 5/8" capped rebar found stamped "Luker"; thence North 12 degrees 42 minutes 15 seconds West, passing a 5/8" capped rebar stamped "Luker" (line iron) at 230.28 feet, for a total distance of 264.93 feet to a point on the North line of said 1/4 section; thence North 89 degrees 37 minutes 06 seconds East along said North line of said 1/4 section, passing a 5/8" capped rebar found stamped "Luker" at 34.96 feet, for a total distance of 529.07 feet to a 5/8" capped rebar found stamped "Luker"; thence continuing along said North line, North 89 degrees 41 minutes 27 seconds East for a distance of 461.77 feet to the POINT OF BEGINNING.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/30/2024 08:52:31 AM  
 \$33.00 JOANN  
 20241030000338700

*Allen 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	Sandra Kidd Bernice S. Kidd Sheila Rich	Grantee's Name	Town of Harpersville
Mailing Address	<u>4861 Hwy 280</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>P.O. Box 370</u> <u>Harpersville AL 35078</u>
Property Address	<u>Harpersville, AL 35078</u>	Date of Sale	<u>October 21, 2024</u>
		Total Purchase Price	<u>\$399,000.00</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>xx</u> Bill of Sale	<u></u> Appraisal
<u></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 October 23, 2024

Print Sheila Rich

Unattested

Sign Sheila Rich

(verified by)

(Grantor/Grantee/Owner/Agent) circle one