

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                 )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **HSC COLUMBIANA, LLC**, an Alabama limited liability company (hereinafter referred to as “Grantor”), does hereby grant, bargain, sell and convey unto **CITY OF COLUMBIANA, ALABAMA**, an Alabama municipal corporation (herein referred to as “Grantee”), its successors and assigns, that certain real estate situated in the County of Shelby, State of Alabama, more particularly described on Exhibit “A” and as shown on Exhibit “B” attached hereto and made a part hereof as if set out in full herein.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all easements, covenants, conditions, reservations, restrictions and other matters, if any, appearing of record affecting said property, matters that would be reflected by an accurate and complete survey of the aforegranted premises, and ad valorem taxes for the current year and subsequent years.

For ad valorem tax purposes only, the mailing address of Grantee is 107 Mildred Street, Columbiana, Alabama 35051.

TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEE, its successors and assigns FOREVER.

[EXECUTION ON FOLLOWING PAGE]

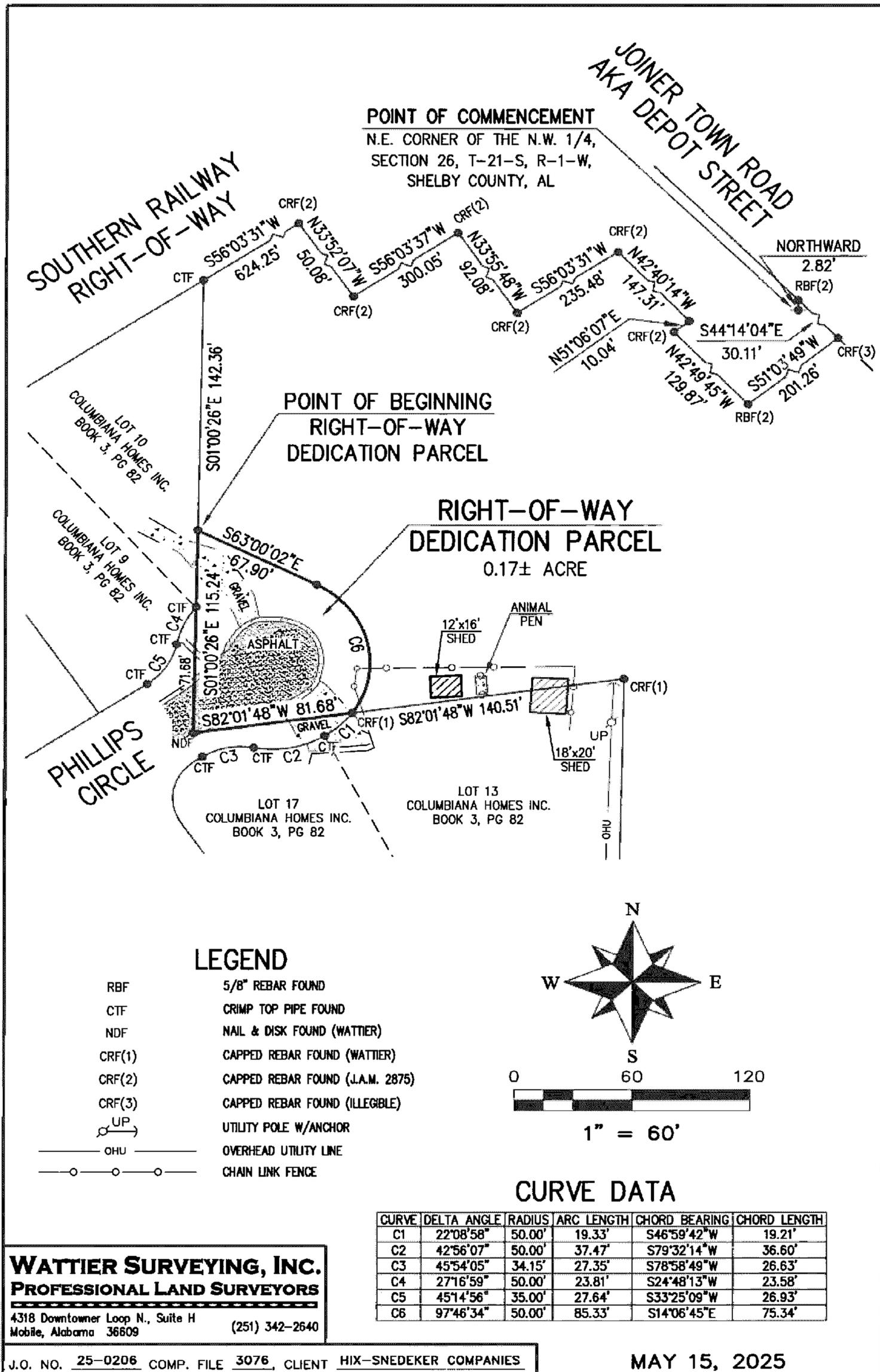


**EXHIBIT A****LEGAL DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN COLUMBIANA, SHELBY COUNTY, ALABAMA;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 26 PROJECTED NORTHWARD A DISTANCE OF 2.82 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY LINE OF JOINER TOWN ROAD (AKA DEPOT STREET); THENCE RUN SOUTH 44°-14'-04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.11 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 51°-03'-49" WEST A DISTANCE OF 201.26 FEET TO A 5/8" REBAR; THENCE RUN NORTH 42°-49'-45" WEST A DISTANCE OF 129.87 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 51°-06'-07" EAST A DISTANCE OF 10.04 FEET; THENCE RUN NORTH 42°-40'-14" WEST A DISTANCE OF 147.31 FEET TO A CAPPED REBAR (J.A.M. 2875) ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE RUN SOUTH 56°-03'-31" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 235.48 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 33°-55'-48" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 92.08 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 56°-03'-37" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 300.05 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 33°-52'-07" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 50.08 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 56°-03'-31" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 624.25 FEET TO A CRIMP TOP PIPE AT THE NORTHEAST CORNER OF LOT 10, COLUMBIANA HOMES INC., AS RECORDED IN BOOK 3, PAGE 82 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 01°-00'-26" EAST ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 142.36 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTH 63°-00'-02" EAST A DISTANCE OF 67.90 FEET; THENCE RUN SOUTHWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 97°-46'-34", A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 14°-06'-45" EAST, AND A CHORD LENGTH OF 75.34 FEET) AN ARC DISTANCE OF 85.33 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF LOT 13 OF SAID COLUMBIANA HOMES INC.; THENCE RUN SOUTH 82°-01'-48" WEST ALONG THE PRESENT RIGHT-OF-WAY LINE OF PHILLIPS CIRCLE A DISTANCE OF 81.68 FEET TO A NAIL & DISK (WATTIER); THENCE RUN NORTH 01°-00'-26" EAST ALONG SAID PRESENT RIGHT-OF-WAY LINE AND THE EXTENSION THERE OF A DISTANCE OF 115.24 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.17 ACRE, MORE OR LESS.



**POINT OF COMMENCEMENT**

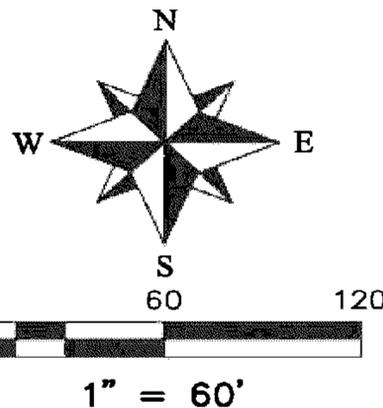
N.E. CORNER OF THE N.W. 1/4,  
SECTION 26, T-21-S, R-1-W,  
SHELBY COUNTY, AL

**POINT OF BEGINNING  
RIGHT-OF-WAY  
DEDICATION PARCEL**

**RIGHT-OF-WAY  
DEDICATION PARCEL**  
0.17± ACRE

**LEGEND**

- RBF 5/8" REBAR FOUND
- CTF CRIMP TOP PIPE FOUND
- NDF NAIL & DISK FOUND (WATTIER)
- CRF(1) CAPPED REBAR FOUND (WATTIER)
- CRF(2) CAPPED REBAR FOUND (J.A.M. 2875)
- CRF(3) CAPPED REBAR FOUND (ILLEGIBLE)
- UP UTILITY POLE W/ANCHOR
- OHU OVERHEAD UTILITY LINE
- CHAIN LINK FENCE



**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	22°08'58"	50.00'	19.33'	S46°59'42"W	19.21'
C2	42°56'07"	50.00'	37.47'	S79°32'14"W	36.60'
C3	45°54'05"	34.15'	27.35'	S78°58'49"W	26.63'
C4	27°16'59"	50.00'	23.81'	S24°48'13"W	23.58'
C5	45°14'56"	35.00'	27.64'	S33°25'09"W	26.93'
C6	97°46'34"	50.00'	85.33'	S14°06'45"E	75.34'

**WATTIER SURVEYING, INC.**  
**PROFESSIONAL LAND SURVEYORS**

4318 Downtowner Loop N., Suite H  
Mobile, Alabama 36609 (251) 342-2640



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2026 09:23:10 AM  
\$35.00 PAYGE  
20260127000022890

*Allen S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name HSC Columbiana, LLC  
Mailing Address P.O. Box 130  
Daphne, AL 36526

Grantee's Name City of Columbiana, Alabama  
Mailing Address 107 Mildred Street  
Columbiana, AL 35051

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 12/09/2025  
Total Purchase Price \$ 100.00  
or  
Actual Value \$ \_\_\_\_\_  
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
- Sales Contract
- Closing Statement
- Appraisal
- Other ROW Dedication to City of Columbiana, Alabama

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 12.9.25  
Unattested *[Signature]*  
(verified by)

Print Howard Ray Hix, Jr.  
Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

Print Form