20260310000069920 1/3 $29.00
Shelby Cnty Judge of Probate, AL
03/10/2026 12:34:48 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **Alabaster Water Board,** an Alabama public corporation (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell, and convey unto the **City of Alabaster, Alabama**, a municipal corporation (hereinafter referred to as "Grantee"), the following described real property situated in Shelby County, Alabama, to-wit:

Lots 8, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25, according to the Map of Kent Farms Commercial Complex, located in the S 1/2 of Section 14 and the N 1/2 of Section 11, Township 21 South, Range 3 West, as recorded in Map Book 40, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with a portion of the common area lying between Lots 19 and 20, and a portion of the common area lying between Lots 20 and 22, as shown on the Map of Kent Farms Commercial Complex, located in the S 1/2 of Section 14 and the N 1/2 of Section 11, Township 21 South, Range 3 West, as recorded in Map Book 40, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama, to be determined by survey.

Common Area - Retention Pond #1

Commence at a 1/2" rebar in place being the Northeast corner of the Northwest one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 03°06'16" East along the East boundary of the Southeast one-fourth of the Southwest one-fourth of Section 11, Township 21 South, Range 3 West for a distance of 544.0 feet; thence proceed North 89°29'00" West for a distance of 345.59 feet; thence proceed North 64°41'21" West for a distance of 180.95 feet to the point of beginning. From this beginning point continue North 64°41'21" West for a distance of 75.80 feet to a 5/8" rebar in place; thence proceed South 25°28'08" West for a distance of 210.79 feet to a 5/8" rebar in place; thence proceed South 64°30'08" West for a distance of 78.60 feet; thence proceed North 34°13'28" East for a distance of 154.45 feet; thence proceed North 00°31'00" East for a distance of 64.09 feet to the point of beginning.

The above described land is located in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.

Common Area - Retention Pond #2 Commence at a 1/2" rebar in place being the Northeast corner of the Northwest one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 89°00'57" West along the South boundary of the Southeast one-fourth of the Southwest one-fourth of Section 11, Township 21 South, Range 3 West for a distance of 356.09 feet to the point of beginning. From this beginning point proceed North 89°03'21" West along the South boundary of said Southeast one-fourth of the Southwest one-fourth of said Section 11 for a distance of 222.66 feet to a capped rebar in place. thence proceed North 25°28'53" East for a distance of 194.95 feet to a capped rebar in place; thence proceed South 71°06'28" East for a distance of 8.05 feet; thence proceed North 25°35'27" East for a distance of 116.19 feet to a capped rebar in place (Beacon); thence proceed South 75°07'22" East for a distance of 112.83 feet' thence proceed South 00°00' East for a distance of 54.71 feet; thence proceed South 55°41'58" West for a distance of 70.60 feet; thence proceed South 13°15'15" West for a distance of 89.18 feet; thence proceed South 60°18'12" East for a distance of 66.62 feet; thence proceed South 16°25'44" West for a distance of 63.88 feet to the point of beginning.

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The above described land is located in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee, its successors and assigns forever.

This conveyance is made pursuant to the statutory warranties provided under Alabama Code § 35-4-271.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this 1st day of March, 2026.

ALABASTER WATER BOARD

Michael R. Allen

Mike Allen,
It's Chairman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mike Allen, whose name as Chairman of Alabaster Water Board, an Alabama public 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 1st day of March, 2026.

Cynthia Carlson Notary Public

My Commission Expires: 5-5-27

CYNTHIA CARLSON
MY COMMISSION EXPIRES
MAY
5, 2027
NOTARY PUBLIC
ALABAMA, STATE AT LARGE

This instrument prepared by:

Jeffrey W. Brumlow, Esq.
BRUMLOW LEGAL GROUP
210 Wildwood Pkwy, Ste 404
Homewood, AL 35209

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name: Alabaster Water Board
Mailing Address: 200 Kent Stone Blvd
Alabaster, AL 35007

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

Property Address: 200 Kent Stone Blvd
Alabaster, AL 35007

Date of Sale: 03/01/2026
Total Purchase Price $ _____
or
Actual Value $ 8,500,000
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 Book Value

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 3/2/26 Print Jeffrey W. Brunlow

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1