


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051


20240409000101900 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/09/2024 01:10:54 PM FILED/CERT

LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned Grantor, Chatham Investment Properties, LLC, an Alabama limited liability company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and the exchange of like-kind property of substantially equal value, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the Town of Harpersville, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 33 minutes 05 seconds East along the North boundary of said quarter-quarter section for a distance of 892.73 feet; thence proceed South 03 degrees 56 minutes 09 seconds West for a distance of 462.25 feet; thence proceed North 89 degrees 58 minutes 37 seconds East for a distance of 353.55 feet; thence proceed North 00 degrees 14 minutes 15 seconds East for a distance of 189.42 feet (set 1/2" rebar) to the point of beginning. From this beginning point continue North 00 degrees 14 minutes 15 seconds East for a distance of 97.86 feet to a 1" crimp top pipe in place; thence proceed North 89 degrees 30 minutes 48 seconds East for a distance of 215.68 feet to a 1 1/2" pipe in place; thence proceed North 00 degrees 28 minutes 50 seconds West for a distance of 128.77 feet (set 1/2" rebar) to a point on the southwesterly right of way of U.S. Highway 280; thence proceed southeasterly along the southwesterly right of way of said highway for a chord bearing and distance of South 53 degrees 38 minutes 23 seconds East, 378.97 feet to a concrete monument in place; thence proceed South 89 degrees 35 minutes 02 seconds West for a distance of 520.20 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Christopher M. Ray, dated March 2, 2017.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said GRANTOR by its members, Thomas Albert Chatham, II and Dolten Gere Chatham, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of February, 2024.

Chatham Investment Properties, LLC

by Thomas A. Chatham II
Thomas Albert Chatham, II, member

by Dolten Gere Chatham
Dolten Gere Chatham, member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Albert Chatham, II, whose name as member of Chatham Investment Properties, LLC, a 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 officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 16 day of February, 2024.

Amber C
Notary Public

My commission expires:
Subscribed and sworn to before me in my
Presence, this 16 day of Feb
24, a Notary Public in and for the
County of Shelby State of AL
Amber C
(Signature) Notary Public
My Commission expires 4/24/27

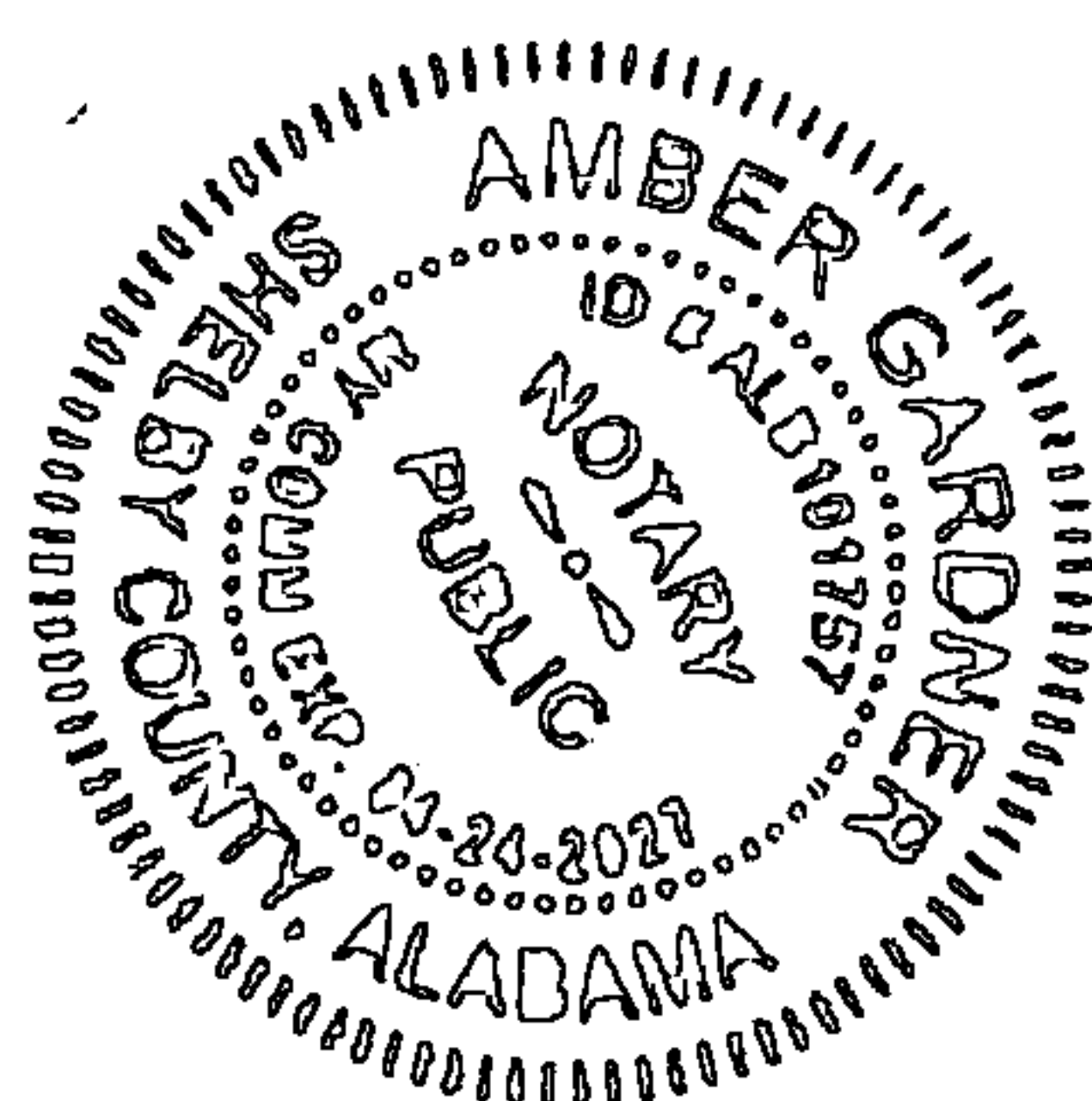
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dolten Gere Chatham, whose name as member of Chatham Investment Properties, LLC, a 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 officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 16 day of February, 2024.

Amber C
Notary Public

My commission expires:
Subscribed and sworn to before me in my
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24, a Notary Public in and for the
County of Shelby State of AL
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(Signature) Notary Public
My Commission expires 4/24/27



Real Estate Sales Validation Form

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

Grantor's Name Chatham Investment Properties, LLC
Mailing Address PO Box 120
Harpersville, AL 35078

Grantee's Name Town of Harpersville, Alabama
Mailing Address PO Box 370
Harpersville, AL 35078

Property Address 5035 Hwy 280 East
Harpersville, AL 35078

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 176,420.00
or
Assessor's Market Value \$ _____



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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 assessor's current market 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 2-16-24
Unattested _____
_____ (verified by)
Print Thomas A. Chatham II Gee Chatham
Sign Thomas A. Chatham II Gee Chatham
(Grantor/Grantee/Owner/Agent) circle one