

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

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



20240409000101910 1/3 \$187.00  
Shelby Cnty Judge of Probate, AL  
04/09/2024 01:10:55 PM FILED/CERT

## **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, the Town of Harpersville, Alabama, a municipal corporation, (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 Chatham Investment Properties, LLC (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 2 East, described as follows:

Commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 33, Township 19 South, Range 2 East, and run thence East 49.3 feet more or less to the Southwest right of way line of the Florida Short Route Highway; run thence South 55 deg. 45 min. East along said right of way line a distance of 459 feet to the point of beginning of the tract herein conveyed, and which is marked by a concrete post; thence South 55 deg. 45 min. East along said right of way line, a distance of 315 feet; run thence South 86 deg. 55 min. West a distance of 805.5 feet to an iron stob; run thence North 3 deg. 05 min. West 192 feet; run thence North 86 deg. 55 min. East, a distance of 555.5 feet to the point of beginning.

Less and Except the following:

That certain lot of land in the Town of Harpersville, Alabama, described as commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 2 East, run thence East 49.3 feet to the Westerly right of way line of United States Highway No. 91; run thence South 55 deg. 45 min. East along the southwest right way line of said Highway for a distance of 619 feet to the point of beginning of the lot herein described and excepted; continue thence South 55 deg. 45 min. East along said right of way line of said Highway for a distance of 155 feet to a point; run thence South 86 deg. 55 min. West a distance of 187 feet; run thence in a Northeasterly direction a distance of 114 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

**GRANTOR reserves the right to construct and maintain a public street or road over and across the above-described property.**

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

Shelby County, AL 04/09/2024  
State of Alabama  
Deed Tax: \$159.00




20240409000101910 2/3 \$187.00  
Shelby Cnty Judge of Probate, AL  
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And said GRANTOR does for itself and 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.

IN WITNESS WHEREOF, the said GRANTOR by its Mayor, Theoangelo Perkins, who is authorized to execute this conveyance has hereto set its signature and seal, this the 4 day of March, 2024.

ATTEST:

  
Clerk

Town of Harpersville, Alabama

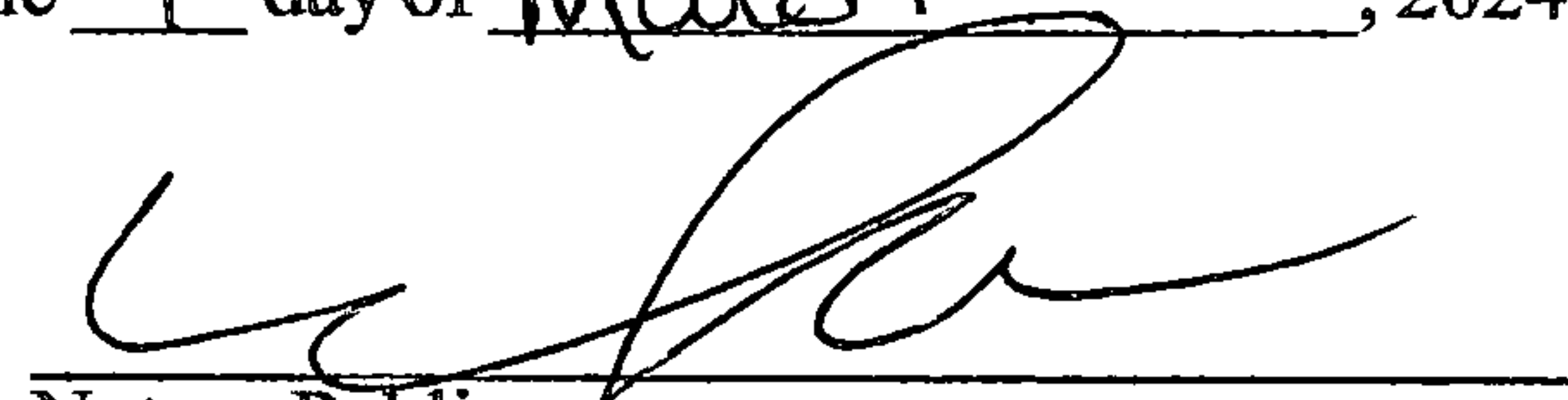
by   
Theoangelo Perkins, Mayor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Theoangelo Perkins, whose name as Mayor of the Town of Harpersville, 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 4<sup>th</sup> day of March, 2024.



  
Notary Public

My commission expires: My Commission Expires  
April 03, 2027



# Real Estate Sales Validation Form

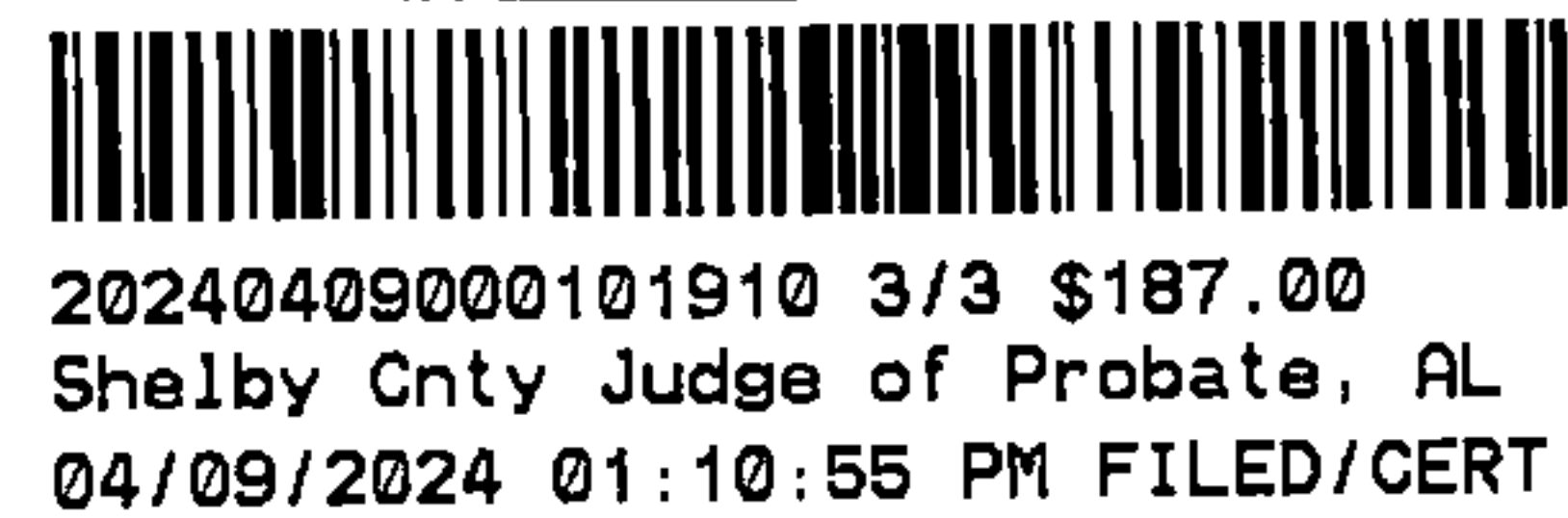
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

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

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

Property Address Hwy 280 East  
Harpersville, AL 35078

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



or  
Actual Value \$ 158,560.00

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  
☐ 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 3-4-24

Print Theoangelo Perkins, Mayor of the Town of Harpersville, Alabama

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one