20050404000151190 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/04/2005 09:51:01AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
WALLACE ELLIS FOWLER & HEAD
P O BOX 587
COLUMBIANA, AL 35051

TAX NOTICE TO:
City of Pelham
P O Drawer
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Thousand and No/100 Dollar ($100,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **SOUTHERN LANDMARK DEVELOPMENT, L.L.C.,** an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **THE CITY OF PELHAM,** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

It is intended to convey all real property or any interest therein which is owned by Grantor which is contiguous to the property described in Exhibit "A" attached hereto.

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

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

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal, this 31st day of March, 2005.

SOUTHERN LANDMARK DEVELOPMENT, L.L.C.,
an Alabama Limited Liability Company

BY: _____
Roy L. Martin - Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Managing Member of Southern Landmark Development, L.L.C., an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 31st day of March, 2005.

_____
Notary Public
My Commission Expires: 10-6-08

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel II:
A parcel of land in the Northwest ¼ of the Northwest ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 24; thence run South along the East ¼ - ¼ centerline 421.59 feet to the centerline of the CSX Railroad; thence turn left 25 deg. 06 min. 32 sec. and run Southeast 248.32 feet along said centerline; thence turn left 100 deg. 52 min. 15 sec. and run Northeast 215.67 feet to the point of beginning; thence continue last course 79.96 feet; thence turn right 88 deg. 45 min. 00 sec. and run Southeast 238.09 feet; thence turn right 90 deg. 38 min. 35 sec. and run Southwest 78.97 feet; thence turn right 89 deg. 07 min. 22 sec. and run Northwest 238.95 feet to the point of beginning; being situated in Shelby County, Alabama.

Also:
A right of way for ingress, egress and utilities, 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South along the East 14/ - ¼ line 421.59 feet to the centerline of the CSX Rail road; thence turn left 25 deg. 06 min. 32 sec. and run Southeast 248.32 feet along said centerline; thence turn left 100 deg. 52 min. 15 sec. and run Northeast 215.67 feet; thence turn right 88 deg. 30 min. 57 sec. and run Southeast 238.95 feet; thence turn left 89 deg. 07 min. 22 sec. and run Northeast 10.57 feet to the point of beginning of said centerline; thence turn right 108 deg. 55 min. 49 sec. and run Southeast 116 feet to the North right of way of Shelby County Highway No. 52 and the end of said centerline, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Roy L. Smith