

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: City of Pelham
3162 Pelham Parkway
Pelham, AL 35124

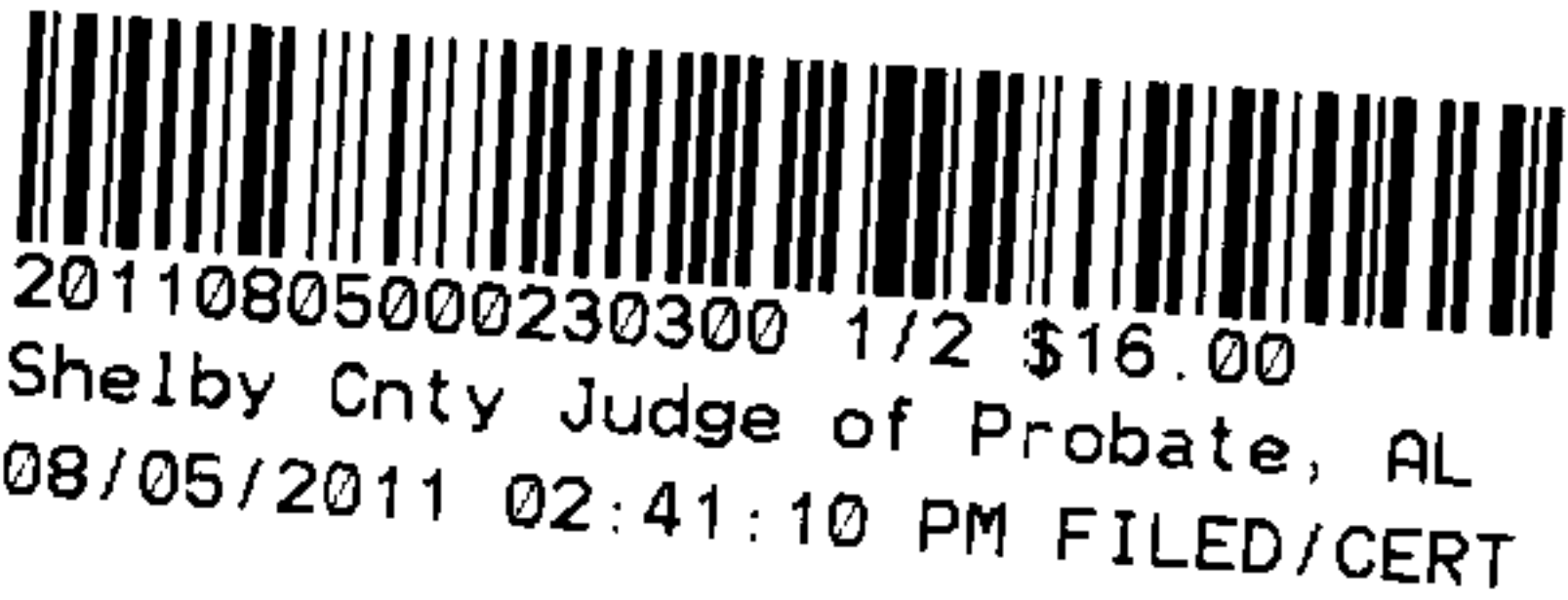
Corporation Form Warranty Deed

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY



That in consideration of Three Million One Hundred Forty Thousand dollars and Zero cents (\$3,140,000.00) to the undersigned grantor, Duncan & Gilliam Construction Company, Inc., a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto City of Pelham, Alabama, a municipal corporation (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Paul W. Gilliam who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of August, 2011.

ATTEST:

Duncan & Gilliam Construction Company,
Inc.

By: Paul W. Gilliam - PRES.
Paul W. Gilliam, President

STATE OF ALABAMA

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COUNTY OF SHELBY

I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Paul W. Gilliam, whose name as President of Duncan & Gilliam Construction Company, Inc., a 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 corporation.

Given under my hand and official seal, this the 1st day of August, 2011.

My commission expires: 10/16/2012

Mike T. Atchison
Mike T. Atchison, Notary Public

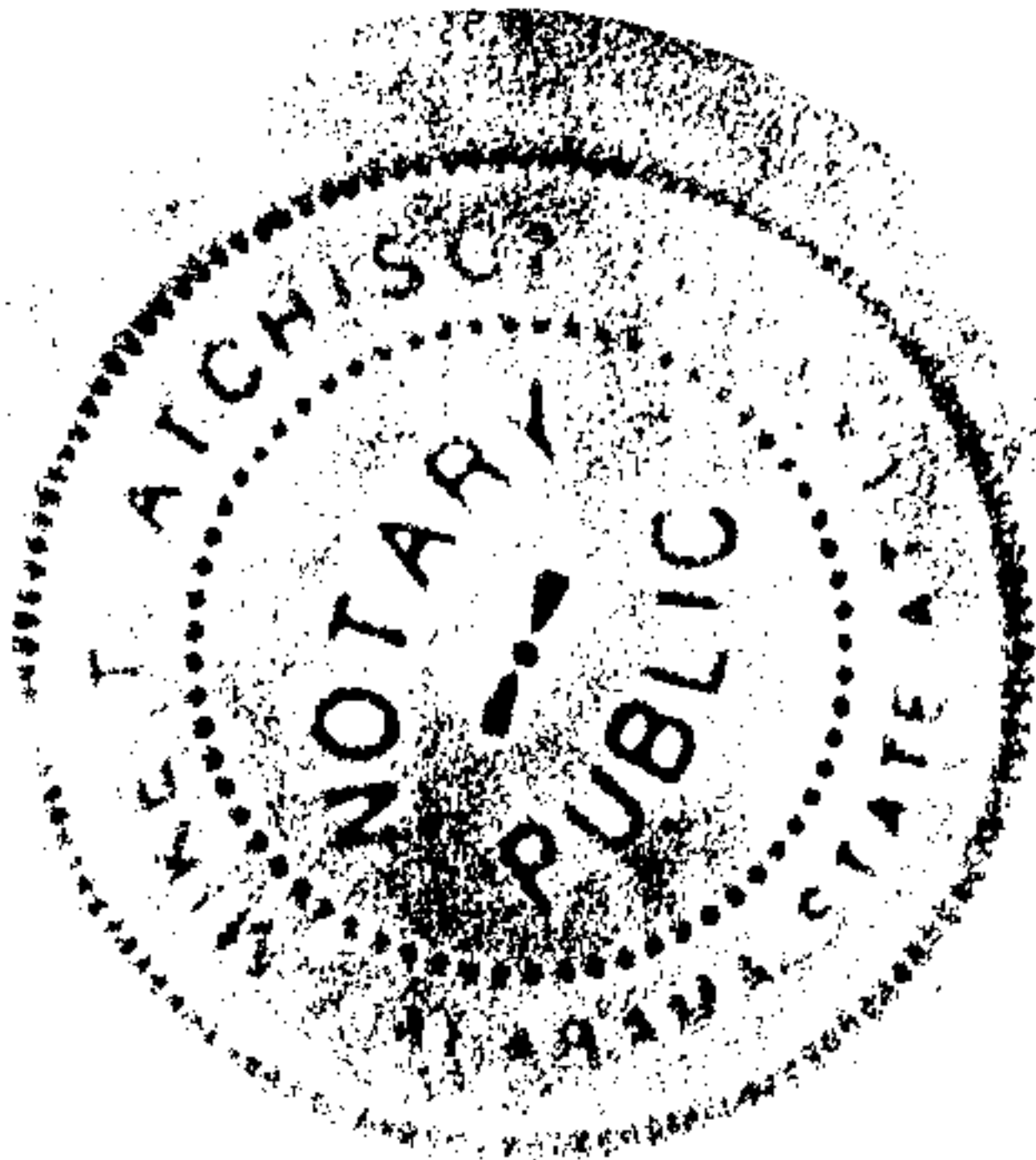


EXHIBIT A

A parcel of land situated in the SW ¼ and in the NW ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 1:
Begin at the SW corner of the NE ¼ of the SW ¼ of Section 12, Township 20 South, Range 3 West; thence North 00 degrees 06 minutes 49 seconds West a distance of 397.40 feet; thence North 87 degrees 37 minutes 27 seconds East a distance of 721.99 feet; thence North 24 degrees 04 minutes 40 seconds East a distance of 213.93 feet; thence South 88 degrees 40 minutes 23 seconds East a distance of 372.44 feet to the Westerly right of way line of U.S. Highway 31 (200-foot right of way); thence North 27 degrees 06 minutes 15 seconds East and along said right of way, a distance of 55.21 feet; thence North 88 degrees 40 minutes 23 seconds West a distance of 1207.05 feet; thence North 00 degrees 06 minutes 49 seconds West a distance of 384.87 feet; thence North 08 degrees 54 minutes 04 seconds East a distance of 255.27 feet; thence North 00 degrees 04 minutes 48 seconds East a distance of 256.53 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 28.38 feet to the centerline of Cahaba Valley Creek (Bishop Creek); thence Southwesterly along said centerline 2,086 feet, more or less, to the South line of the NW ¼ of the SW ¼ of said Section 12; thence South 88 degrees 52 minutes 20 seconds East a distance of 859.79 feet to the point of beginning.


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Shelby Cnty Judge of Probate, AL
08/05/2011 02:41:10 PM FILED/CERT