

This instrument was prepared by:

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the exchange of like kind property of equal value, the CITY OF PELHAM, ALABAMA, a municipal corporation ("GRANTOR") does hereby grant, bargain, sell and convey to SUMMER CLASSIC PROPERTIES, LLC, an Alabama limited liability company ("GRANTEE") the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A

Subject to permitted encumbrances listed in deed from GRANTOR to GRANTEE recorded as Instrument # 2013080100313270 in the Probate Office of Shelby County, Alabama.

GRANTOR reserves to itself an easement for ingress, egress and utilities to and from U. S. Highway 31 over the entire area of the real estate described in Exhibit A.

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

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the GRANTOR, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1975).

IN WITNESS WHEREOF, GRANTOR by its Mayor, Gary Waters, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 19th day of June, 2014.


Attest:

CITY OF PELHAM, ALABAMA

Marsha Yates
City Clerk

by Gary Waters
Gary Waters, Mayor

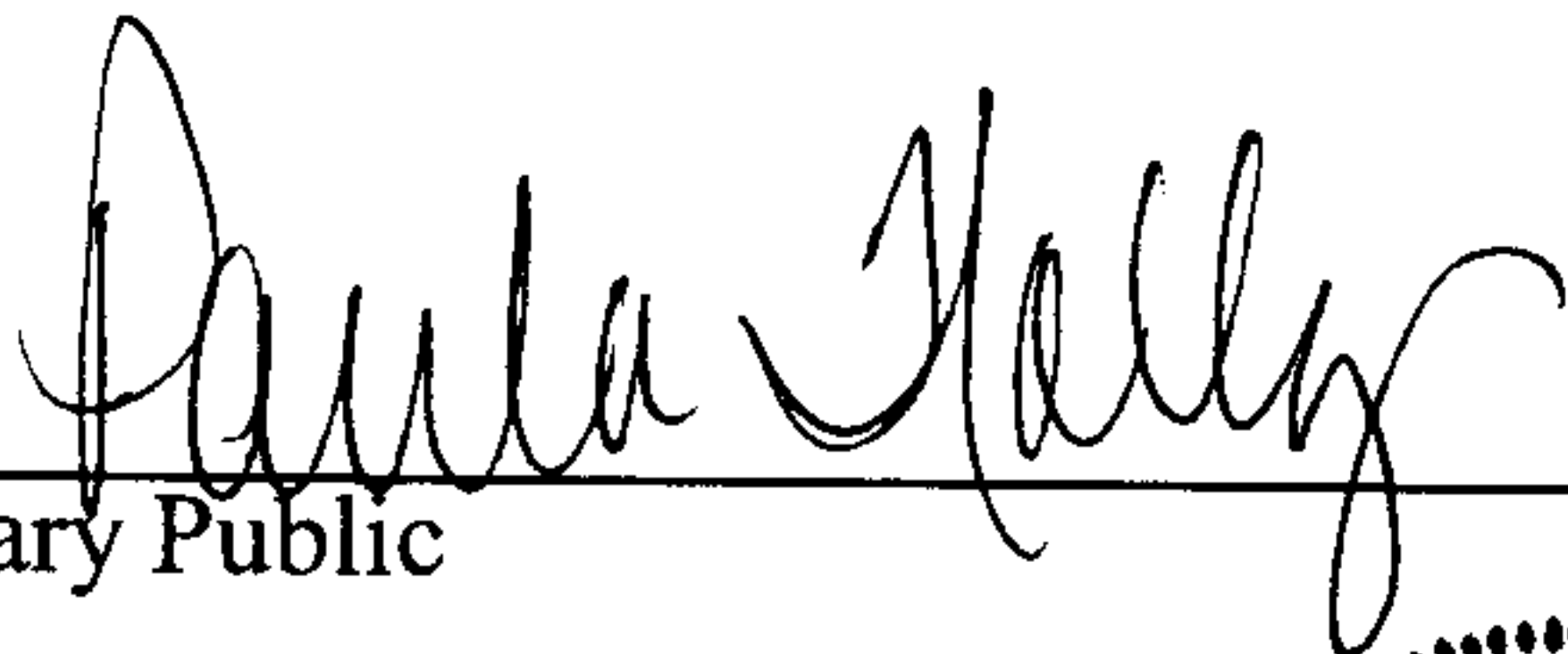
Shelby County, AL 06/20/2014
State of Alabama
Deed Tax: \$46.50


20140620000188070 1/4 \$69.50
Shelby Cnty Judge of Probate, AL
06/20/2014 02:43:05 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Waters, whose name as Mayor of the City of Pelham, 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 municipality.

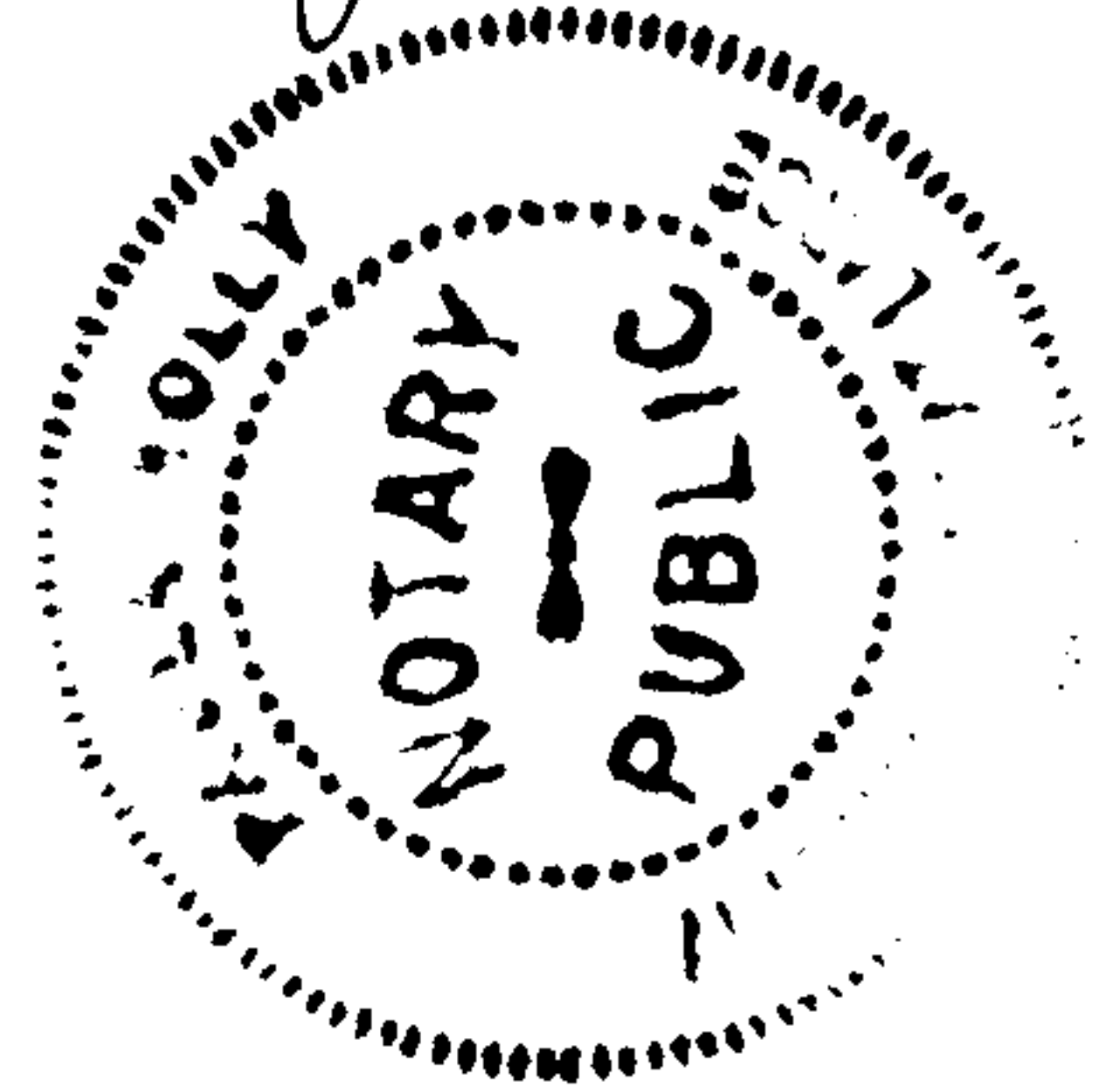
Given under my hand and official seal this 19th day of June, 2014.



Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 26, 2016






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EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at Southeast corner of Section 14, Township 20 South Range 3 West; thence North $0^{\circ} 02' 33''$ East along the East line of said section for a distance of 127.37 feet to a point; thence North $88^{\circ} 20' 47''$ West, leaving said Section line, for a distance of 209.36 feet to a point lying on the Northeasterly right of way of a 100 foot wide CSX Railroad right of way; thence North $25^{\circ} 41' 47''$ West, along said right of way for a distance of 130.72 feet to a point, said point lying at the intersection of said CSX right of way and the Eastern right of way line of Old Ashville Montevallo Highway (Lee Street); thence North $4^{\circ} 56' 47''$ West, leaving CSX right of way and along said road right of way for a distance of 801.50 feet to a point; thence North $1^{\circ} 27' 13''$ East, continuing along said road right of way for a distance of 249.15 feet to a point; thence South $88^{\circ} 20' 47''$ East, leaving said road right of way for a distance of 656.38 feet to a point; thence South $5^{\circ} 04' 47''$ East for a distance of 218.17 feet to the POINT OF BEGINNING; thence North $84^{\circ} 56' 14''$ East a distance of 209.92 feet to a point lying on the Westerly line of a 200 foot wide right of way for U.S. Highway 31; thence South $10^{\circ} 39' 24''$ East, along said right of way for a distance of 65.31 feet to a point; thence South $84^{\circ} 56' 14''$ West, leaving said right of way for a distance of 216.26 feet to a point; thence North $5^{\circ} 04' 47''$ West a distance of 65.00 feet to the POINT OF BEGINNING.


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Real Estate Sales Validation Form

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

Grantor's Name City of Pelham
Mailing Address PO Box 1419
Pelham, AL 35124

Grantee's Name Summer Classics Properties LLC
Mailing Address 7000 Hwy 25
Montevallo, AL 35115

Property Address _____

Date of Sale 6/19/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 46,253

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

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 6/19/14

Print William R. Justice

☐ Unattested

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

(verified hv)

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Form RT-1