


This instrument was prepared by:

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

  
20151007000351600 1/8 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/07/2015 09:18:16 AM FILED/CERT

## **STATUTORY WARRANTY DEED - GRANT OF EASEMENTS**

**STATE OF ALABAMA**

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

That in consideration of the exchange of easements pursuant to an agreement between **SUMMER CLASSICS PROPERTIES, LLC**, an Alabama limited liability company ("GRANTOR") and the **CITY OF PELHAM, ALABAMA**, a municipal corporation ("GRANTEE"), GRANTOR does hereby grant, bargain, sell and convey to GRANTEE the following described easements situated in Shelby County, Alabama to-wit:

Permanent, non-exclusive access easement on, over and across the property described in the attached Exhibit A as Permanent Access Easement 3, and as shown on Exhibit A Sheet 3.

\$ 500

Permanent, exclusive parking easement on, over and across the property described in the attached Exhibit A as Permanent Parking Easement 4, and as shown on Exhibit A Sheet 4, including the right to construct, install, and maintain improvements, landscaping, and irrigation the GRANTEE determines to be appropriate for the related parking area.

\$ 500

Permanent, non-exclusive access easement on, over and across the property described in the attached Exhibit A as Permanent Access Easement 5, and as shown on Exhibit A Sheet 5.


\$ 500

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

The easements herein granted are appurtenant to the GRANTEE's adjacent lands for the benefit of said lands and current and future owners and occupants thereof, and shall run with the land 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 Manager, William Bew White III, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 8<sup>th</sup> day of September, 2015.

  
20151007000351600 2/8 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/07/2015 09:18:16 AM FILED/CERT

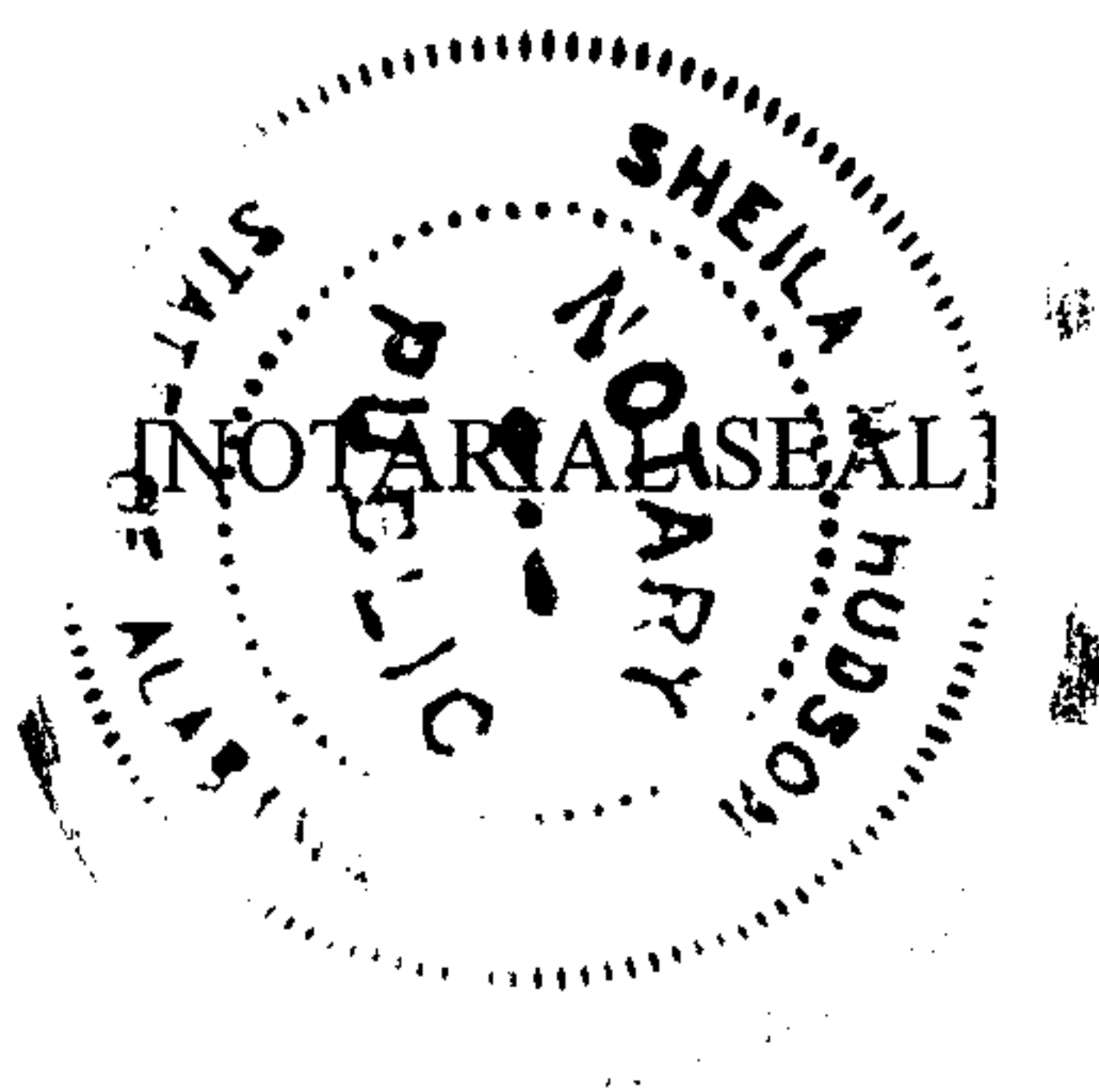
SUMMER CLASSICS PROPERTIES, LLC


by   
William Bew White III, Manager

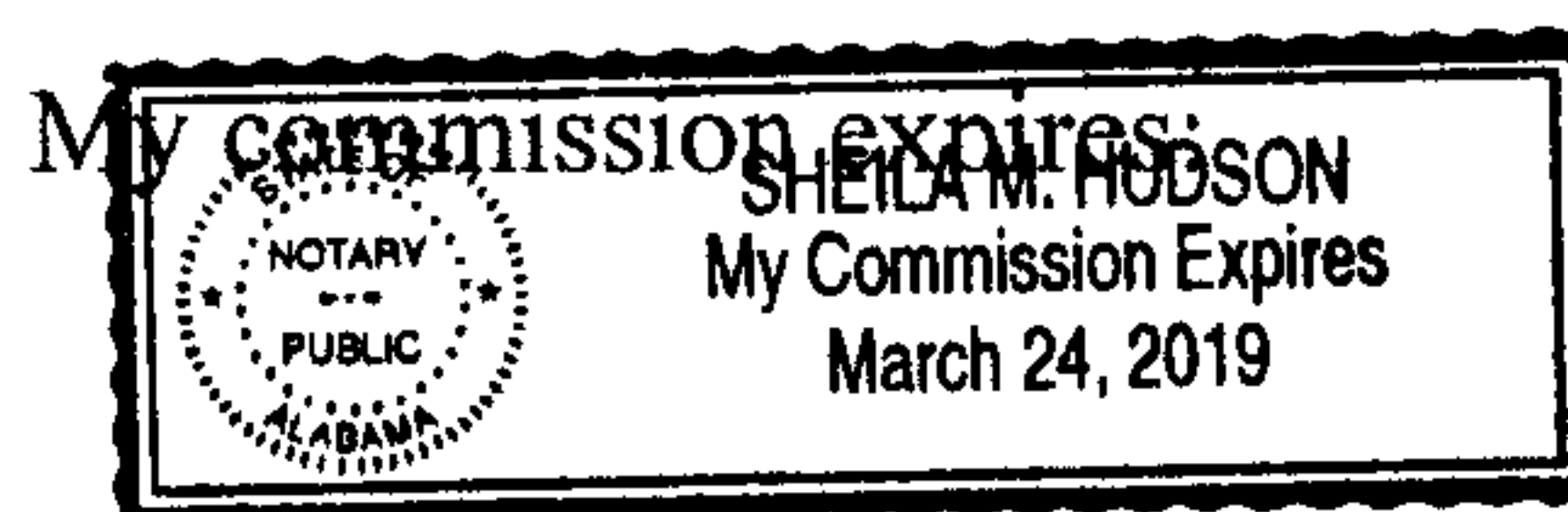
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Bew White III, whose name as Manager of Summer Classics Properties, LLC, an Alabama 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 company.

Given under my hand and official seal this 8 day of September, 2015.



  
Notary Public





MORTGAGEE'S CONSENT

The undersigned, Oakworth Capital Bank, as the holder of a mortgage upon the real property subject to the forgoing Statutory Warranty Deed – Grant of Easements, between Summer Classics Properties, LLC and the City of Pelham, Alabama, does hereby evidence its consent to the grant of easements as therein described and agrees that its interests as mortgagee are and shall be subordinate to said easements, and that any foreclosure of its mortgage shall not extinguish or impair the easements therein granted.

Executed by the undersigned, Oakworth Capital Bank, this the 11<sup>th</sup> day of September, 2015.

OAKWORTH CAPITAL BANK



Shelby Cnty Judge of Probate, AL  
10/07/2015 09:18:16 AM FILED/CERT

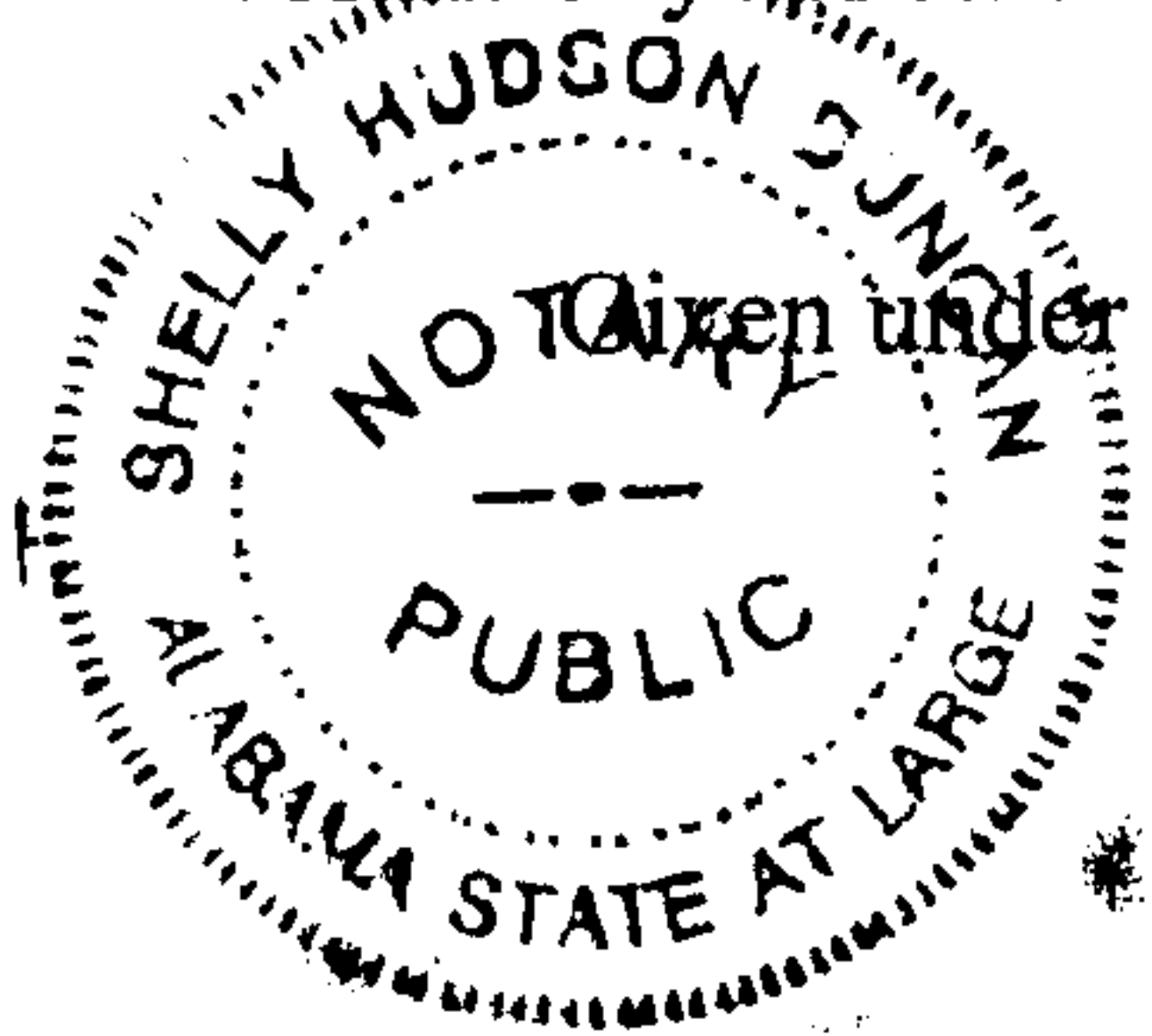
By [Signature]  
Its Managing Director

STATE OF ALABAMA)

SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that James D. Williams, whose name as \_\_\_\_\_ of OAKWORTH CAPITAL BANK, \_\_\_\_\_ corporation, 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 said instrument, 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 11<sup>th</sup> day of September, 2015.




[NOTARIAL SEAL]

[Signature]  
Notary Public Shelly Hudson Duncan  
My commission expires: 2-2-2016



**EXHIBIT A  
LEGAL DESCRIPTIONS FOR EASEMENTS**

  
20151007000351600 4/8 \$36.00  
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**Permanent Access Easement 3: \$ 500**

An easement over and across a parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast Corner of Section 13, Township 20 South, Range 3 West; thence North 00 degrees 02 minutes 33 seconds East along the West line of said section for a distance of 127.37 feet to a point on the Southernmost line of Summer Classics Properties, LLC Parcel as described in Instrument number 20130801000313270; thence run South 88 degrees 35 minutes 24 seconds East along the South line of said Summer Classics Properties, LLC Parcel for a distance of 417.74 feet to a point, said point being the POINT OF BEGINNING of the easement herein described; thence run North 05 degrees 07 minutes 54 seconds West for a distance of 1164.04 feet to a point, said point lying on the Northernmost line of said Summer Classics Properties, LLC Parcel; thence run South 88 degrees 02 minutes 25 seconds East along the North line of said Summer Classics Properties, LLC Parcel for a distance of 13.10 feet to a found rebar stamped Arrington; thence leaving said North Line run South 05 degrees 07 minutes 54 seconds East along the East line of Summer Classics Properties, LLC Parcel for a distance of 1163.93 feet to a point; thence run North 88 degrees 35 seconds 19 minutes West for a distance of 13.19 feet to the POINT OF BEGINNING. Said easement contains 15,193 Square Feet or 0.35 Acres more or less.

**Permanent Parking Easement 4: \$ 500**

An easement over and across a parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of Section 13, Township 20 South, Range 3 West; thence North 00 degrees 02 minutes 33 seconds East along the West line of said section for a distance of 127.37 feet to a point on the Southernmost line of Summer Classics Properties, LLC Parcel as described in Instrument number 20130801000313270; thence run South 88 degrees 35 minutes 24 seconds East along the South Line of said Summer Classics Properties, LLC Parcel for a distance of 277.74 feet to a point, said point being the POINT OF BEGINNING of the easement herein described; thence leaving said South Line run North 05 degrees 07 minutes 36 seconds West for a distance of 25.16 feet to a point; thence run South 88 degrees 35 minutes 24 seconds East for a distance of 140.00 feet to a point; thence run South 05 degrees 07 minutes 54 seconds East for a distance of 25.16 feet to a point on said South Line of Summer Classics Properties, LLC Parcel; thence run North 88 degrees 35 minutes 24 Seconds West along the South Line of said Summer Classics Properties, LLC Parcel for a distance of 140.00 feet to the POINT OF BEGINNING. Said Easement contains 3,500 Square Feet or 0.08 Acres more or less.

**Permanent Access Easement 5: \$ 500**

An easement over and across a parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast Corner of Section 14, Township 20 South Range 3 West; thence North 00 degrees 02 minutes 33 seconds East along the West line of said section for a distance of 127.37 feet to a point on the Southernmost line of Summer Classics Properties, LLC Parcel as described in Instrument number 20130801000313270; thence run North 88 degrees 23 minutes 53 seconds West along the South line of said Summer Classics Properties, LLC Parcel for a distance of 155.28 feet to the POINT OF BEGINNING of the easement herein described; thence continue along last described course along the South line of said Summer Classics Properties, LLC Parcel for a distance of 37.34 feet to a point; thence run North 37 degrees 49 minutes 58 seconds West for a distance of 70.97 feet to a point, said point lying on the Western line of said Summer Classics Properties, LLC Parcel, said point also lying on the Northeasterly Right of Way of (100 foot) CSX Railroad; thence run North 25 degrees 44 minutes 53 seconds West along said Summer Classics Properties, LLC Parcel and along said Right of Way for a distance of 59.39 feet to a point; thence leaving said Right of Way and Western Line of said Summer Classics Properties, LLC Parcel, run South 55 degrees 22 minutes 31 seconds East for a distance of 28.39 feet to a point; thence run South 45 degrees 29 minutes 33 seconds East for a distance of 67.32 feet to a point; thence run South 36 degrees 42 minutes 33 seconds East for distance of 58.69 feet to the POINT OF BEGINNING. Said easement contains 3,184 Square Feet or 0.07 Acres more or less.



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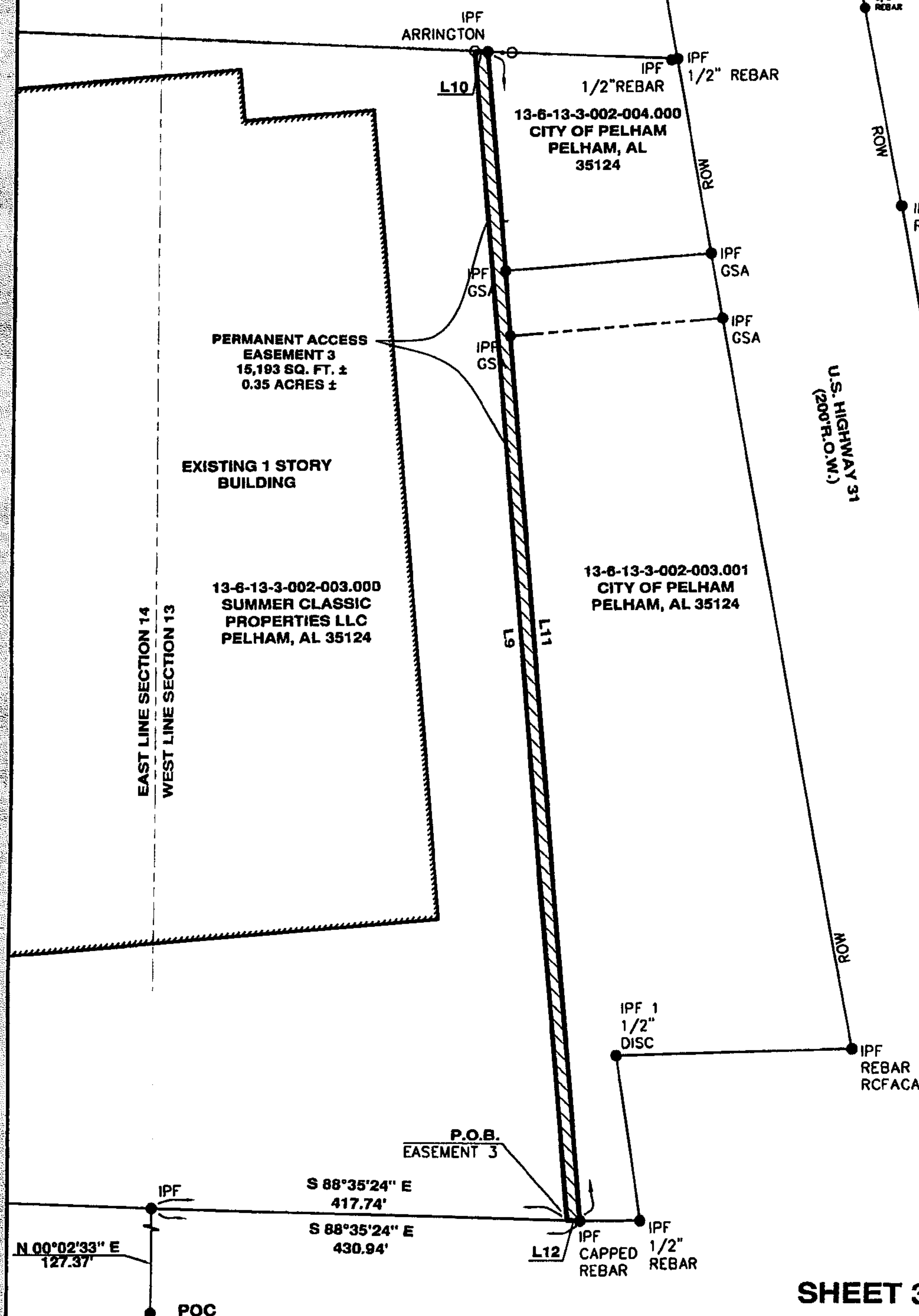
# EXHIBIT A

DRAWING: #27823

SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
PELHAM, SHELBY COUNTY, ALABAMA



20151007000351600 6/8 \$36.00  
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LINE TABLE		
LINE	BEARING	DISTANCE
L9	S 05°07'54" E	1164.04'
L10	S 88°02'25" E	13.10'
L11	S 05°07'54" E	1163.93'
L12	N 88°35'19" W	13.19'

ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SHEET 3 OF 5

**GSA**  
GONZALEZ - STRENGTH & ASSOCIATES, INC.  
ENGINEERING, LAND PLANNING, & SURVEYING  
2176 PARKWAY LAKE DRIVE  
HOOVER, ALABAMA 35226  
PHONE: (205) 942-2466  
FAX: (205) 942-3033  
www.Gonzalez-Strength.com

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# EXHIBIT A

DRAWING: #27823

SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
PELHAM, SHELBY COUNTY, ALABAMA



20151007000351600 7/8 \$36.00  
Shelby Cnty Judge of Probate, AL  
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EXISTING 1 STORY  
BUILDING

13-6-13-3-002-003.001  
CITY OF PELHAM  
PELHAM, AL 35124

13-6-13-3-002-003.000  
SUMMER CLASSIC PROPERTIES  
LLC  
PELHAM, AL 35124

IPF 1  
1/2"  
DISC

S 88°35'24" E  
277.74'

N 00°02'33" E  
127.37'

P.O.B.  
EASEMENT 4

PERMANENT PARKING  
EASEMENT 4  
3,500 SQ. FT. ±  
0.08 ACRES ±

IPF  
CAPPED  
REBAR

IPF  
1/2"  
REBAR

POC

SW Corner Section 13,  
Township 20 Range 3  
West

LINE TABLE			
L20	N 05°07'36" W	25.16'	
L21	S 88°35'24" E	140.00'	
L22	S 05°07'36" E	25.16'	
L23	N 88°35'24" W	140.00'	

SHEET 4 OF 5

ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

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PHONE: (205) 942-2486  
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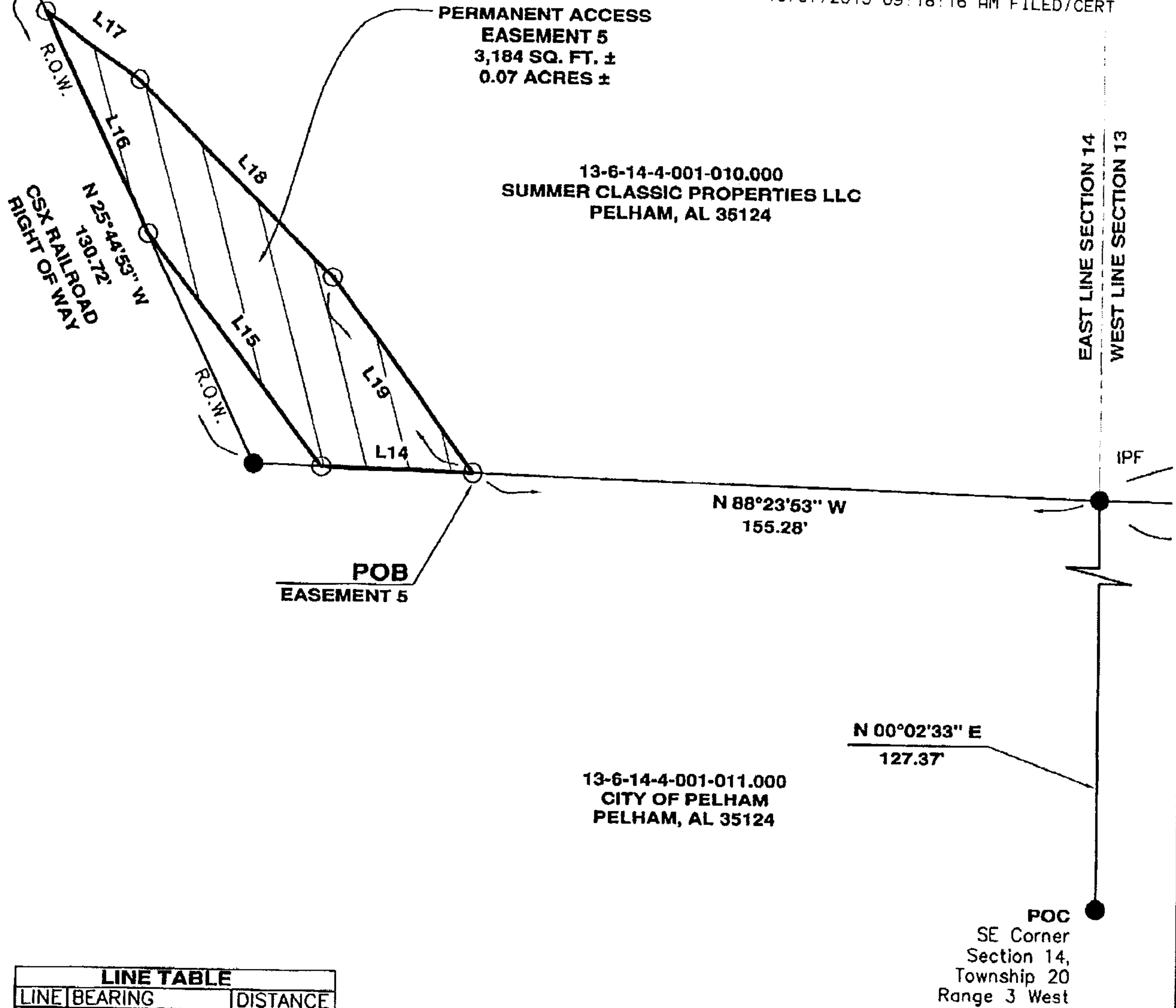


# EXHIBIT A

SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
PELHAM, SHELBY COUNTY, ALABAMA



20151007000351600 8/8 \$36.00  
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LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 88°23'53" W	155.28'
L14	N 88°23'53" W	37.34'
L15	N 37°49'58" W	70.97'
L16	N 25°44'53" W	59.39'
L17	S 55°22'31" E	28.39'
L18	S 45°29'33" E	67.32'
L19	S 36°42'33" E	58.69'
L20	N 88°23'53" W	25.52'
L21	N 88°23'53" W	129.76'
L22	N 36°42'33" W	31.86'
L23	S 88°23'53" E	149.51'
L24	S 01°36'07" W	25.00'

SHEET 5 OF 5

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