

Send Tax Notice to:

Donovan H. Gravlee, III, Trustee
P. O. Box 382106
Birmingham, AL 35238-2106

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
King, Drummond & Dabbs, LLC
4000 Eagle Point Corporate Drive
Suite 180
Birmingham, Alabama 35242

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

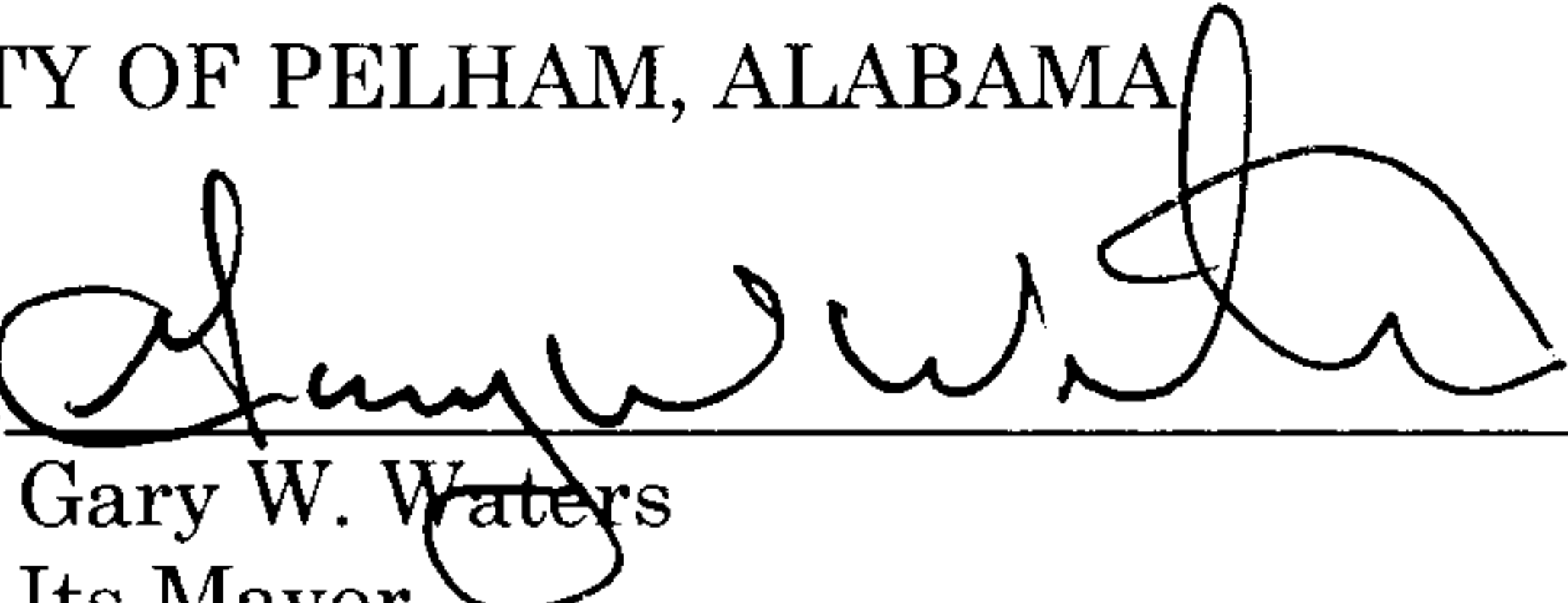
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, CITY OF PELHAM, ALABAMA, a municipal corporation, 3162 Pelham Parkway, Pelham AL 35124 ("Grantor") does hereby grant, bargain, sell and convey to Donovan H. Gravlee, III, as Trustee of the Donovan H. Gravlee, III Qualified Personal Residence Trust dated September 22, 2014, P. O. Box 382106, Birmingham, AL 35238-2106 ("Grantee"), and the successors and assigns of Grantee, all its right, title, and interest in the real estate described on Exhibit A attached hereto and made a part hereof, with a street address of N/A, together with any and all improvements and appurtenances thereon or appertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. Grantor warrants that Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since Grantor acquired title thereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal by and through its duly authorized representative, this 1st day of October, 2015.

"GRANTOR:"

CITY OF PELHAM, ALABAMA

By:  [SEAL]
Gary W. Waters
Its Mayor

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

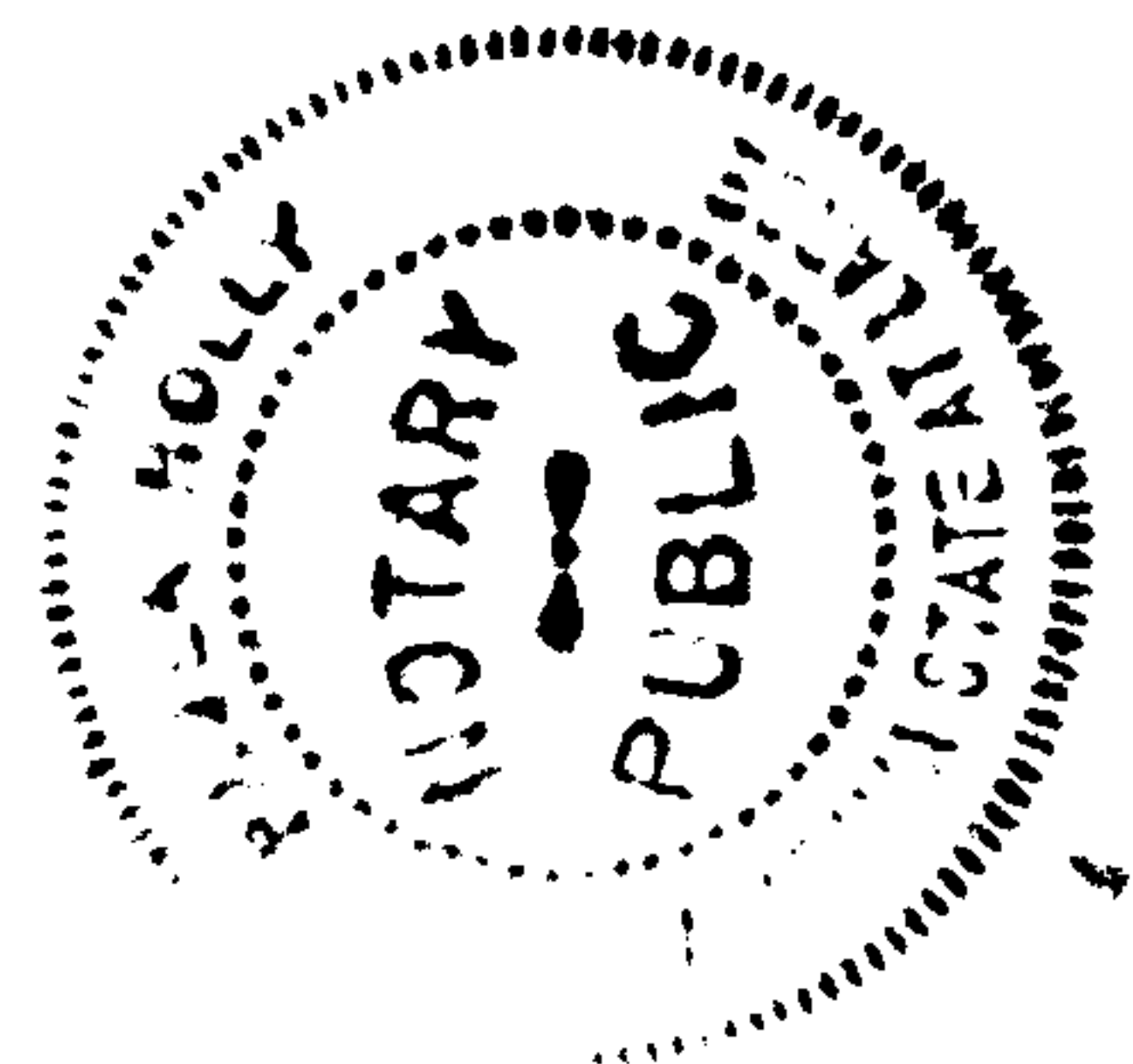
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary W. Waters, whose name as Mayor of City of Pelham, Alabama, a municipal corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such Mayor executed the same voluntarily for and as the act of said municipal corporation on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2015.

Paula Holly
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 28, 2016



20151007000351620 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
10/07/2015 09:18:19 AM FILED/CERT

EXHIBIT A

A parcel of land lying in the North Half of Section 12, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

Beginning at an axle found at the southwest corner of the Northwest Quarter of said Section 12; thence N 00°D22'59" W along the west line of said Section 12 a distance of 845.81 feet to a 5/8" capped rebar set "SMW LS 19753"; thence leaving said west line N 59°D58'16" E a distance of 3170.73 feet to a 5/8" capped rebar set "SMW LS 19753" on the southerly right-of-way of County Highway 36; thence N 84°D43'13" E along said southerly right-of-way a distance of 92.22 feet to a point; thence leaving said southerly right-of-way S 29°D17'12" E a distance of 150.34 feet to a 5/8" capped rebar set "SMW LS 19753" and the Point of Beginning; thence continue S 29°D17'12" E a distance of 242.28 feet to a 5/8" capped rebar set "SMW LS 19753"; thence with a curve to the left having an arc length of 36.45 feet, a radius of 530.00 feet, and a chord bearing and distance of S 41°D19'42" W for 36.45 feet to a 5/8" capped rebar set "SMW LS 19753"; thence N 50°D38'31" W a distance of 15.43 feet to a 5/8" capped rebar set "SMW LS 19753"; thence S 60°D42'48" W a distance of 350.00 feet to a 5/8" capped rebar set "SMW LS 19753"; thence N 29°D17'12" W a distance of 240.00 feet to a 5/8" capped rebar set "SMW LS 19753"; thence N 60°D42'48" E a distance of 390.00 feet to the Point of Beginning.

Together with:

30 FOOT INGRESS/EGRESS & UTILITY EASEMENT:

An Easement lying in the Northeast Quarter of Section 12, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

Beginning at an axle found at the southwest corner of the Northwest Quarter of said Section 12; thence N 00°D22'59" W along the west line of said Section 12 a distance of 845.81 feet to a 5/8" capped rebar set "SMW LS 19753"; thence leaving said west line N 59°D58'16" E a distance of 3170.73 feet to a 5/8" capped rebar set "SMW LS 19753" on the southerly right-of-way of County Highway 36; thence N 84°D43'13" E along said southerly right-of-way a distance of 92.22 feet to a point; thence leaving said southerly right-of-way S 29°D17'12" E a distance of 150.34 feet to a 5/8" capped rebar set "SMW LS 19753"; thence continue S 29°D17'12" E a distance of 65.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence N 79°D37'58" E a distance of 551.96 feet to a point; thence N 59°D36'11" E a distance of 184.43 feet to a point; thence N 20°D21' 03" E a distance of 54.88 feet, more or less to the Point of Ending on the southerly right-of-way of County Highway 36.

SUBJECT TO any existing easements, current taxes, mineral and mining rights not owned by Grantor, set-back lines, rights of way, and matters which would be disclosed by a true and accurate survey of the property subject of this conveyance.

