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This instrument was prepared by:

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

20151201000410730 4/9 \$38.00  
Shelby Cnty Judge of Probate, AL  
12/01/2015 01:00:08 PM FILED/CERT

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

20151222000436140 1/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
12/22/2015 01:33:11 PM FILED/CERT

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

Permanent, non-exclusive easements to construct, install, and maintain planned improvements, landscaping, and any appropriate irrigation on the property described in the attached Exhibit A-1 and as shown on attached Exhibit Map A-2, and on the property described in the attached Exhibit B-1 and as shown on the attached Exhibit Map A-2.

Permanent, non-exclusive access easement on, over and across the property described in the attached Exhibit A-1 and as shown on attached Exhibit Map A-2, and on the property described in the attached Exhibit Map A-2, and on the property described in the attached Exhibit B-1 and as shown on the attached Exhibit Map B-2.

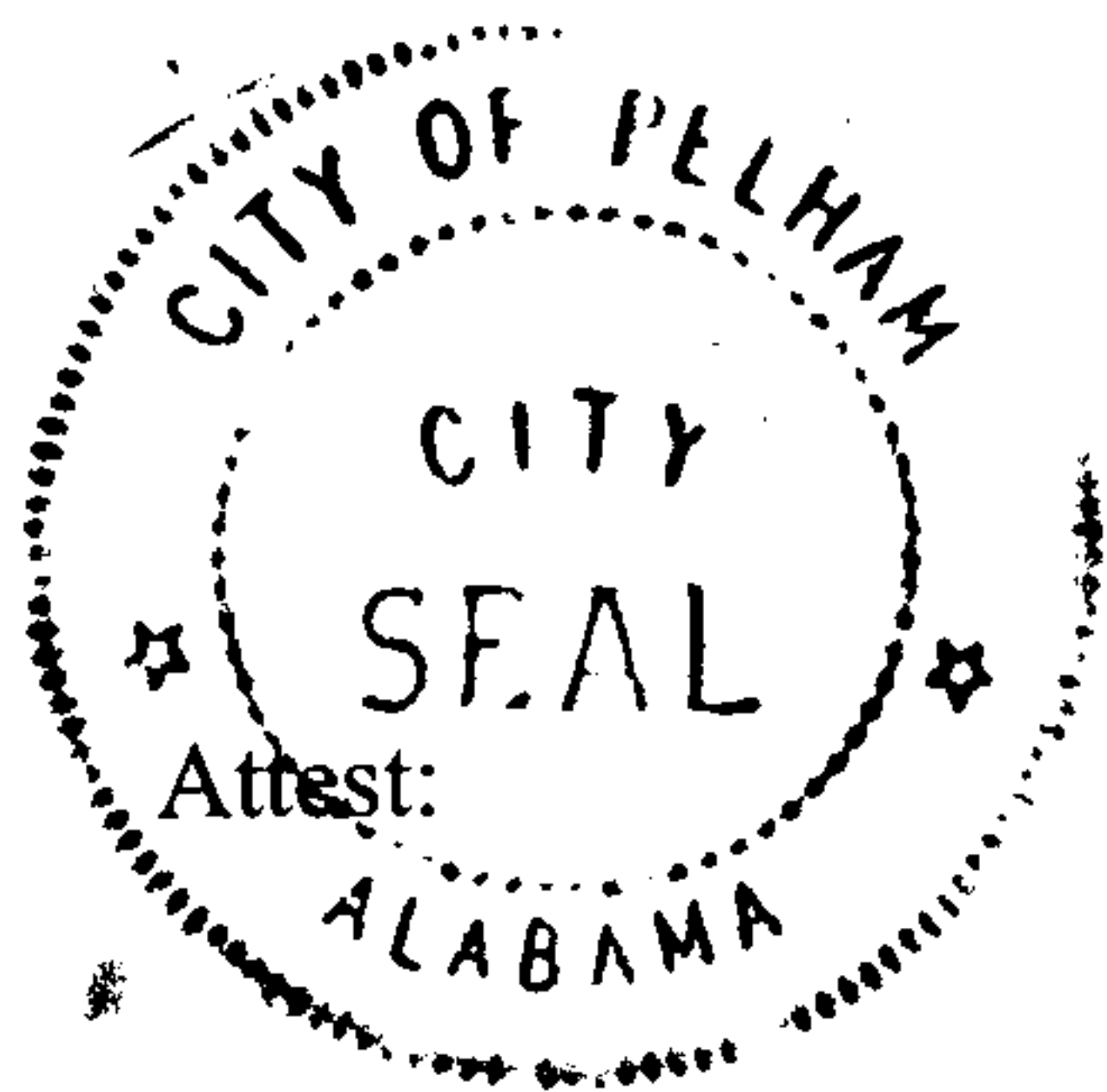
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

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 Mayor, Gary Waters, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 17th day of November 2015.

Shelby County, AL 12/22/2015  
State of Alabama  
Deed Tax: \$.50



Marsha Yates  
City Clerk

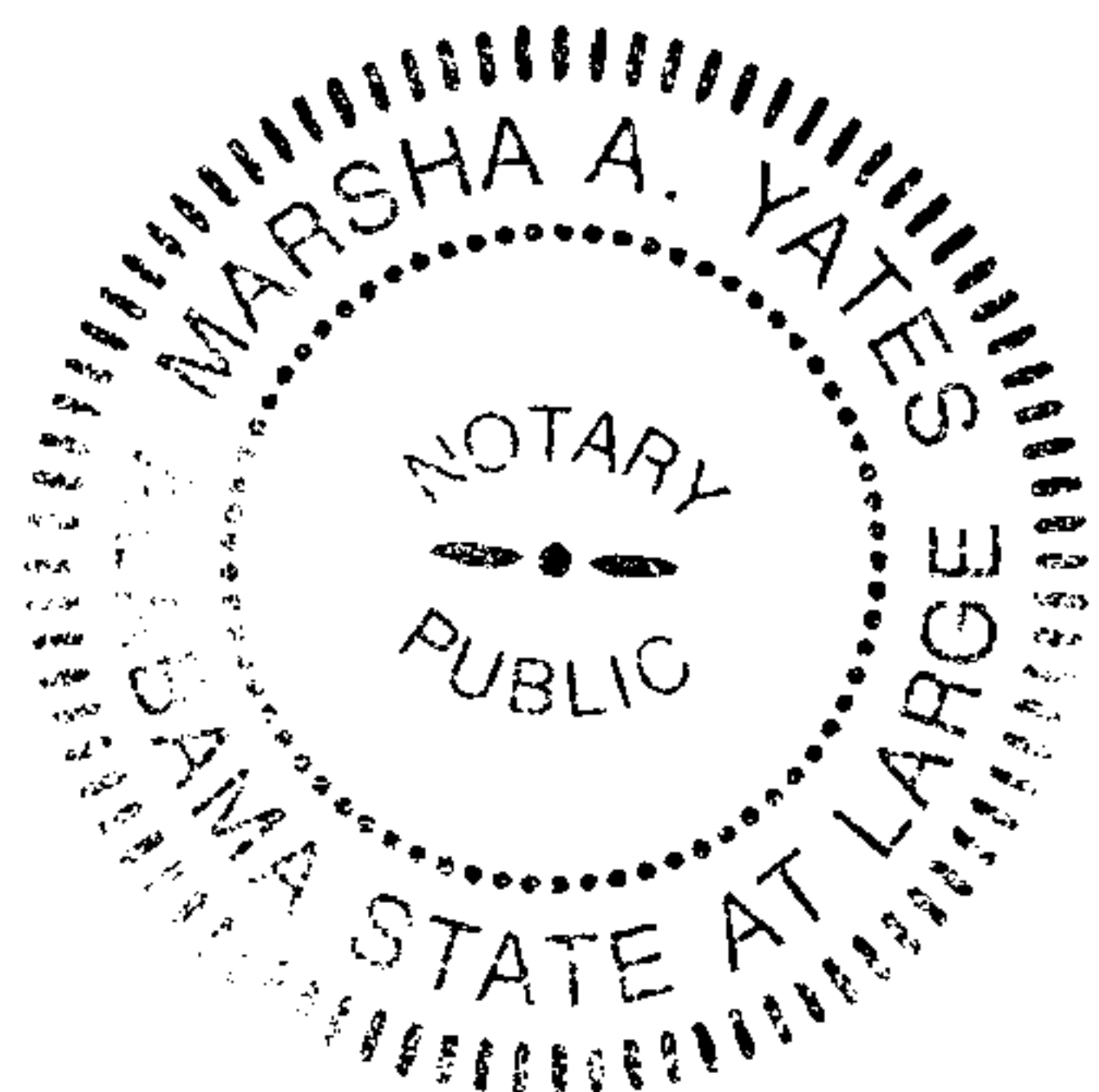
CITY OF PELHAM, ALABAMA

by Gary W. Waters  
Gary Waters, 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 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 17<sup>th</sup> day of November, 2015.



Marsha A. Yates  
Notary Public



20151201000410730 5/9 \$38.00  
Shelby Cnty Judge of Probate, AL  
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20151222000436140 3/6 \$29.50  
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\$500.00

**EXHIBIT A-1**  
**LEGAL DESCRIPTION FOR EASEMENT**

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:

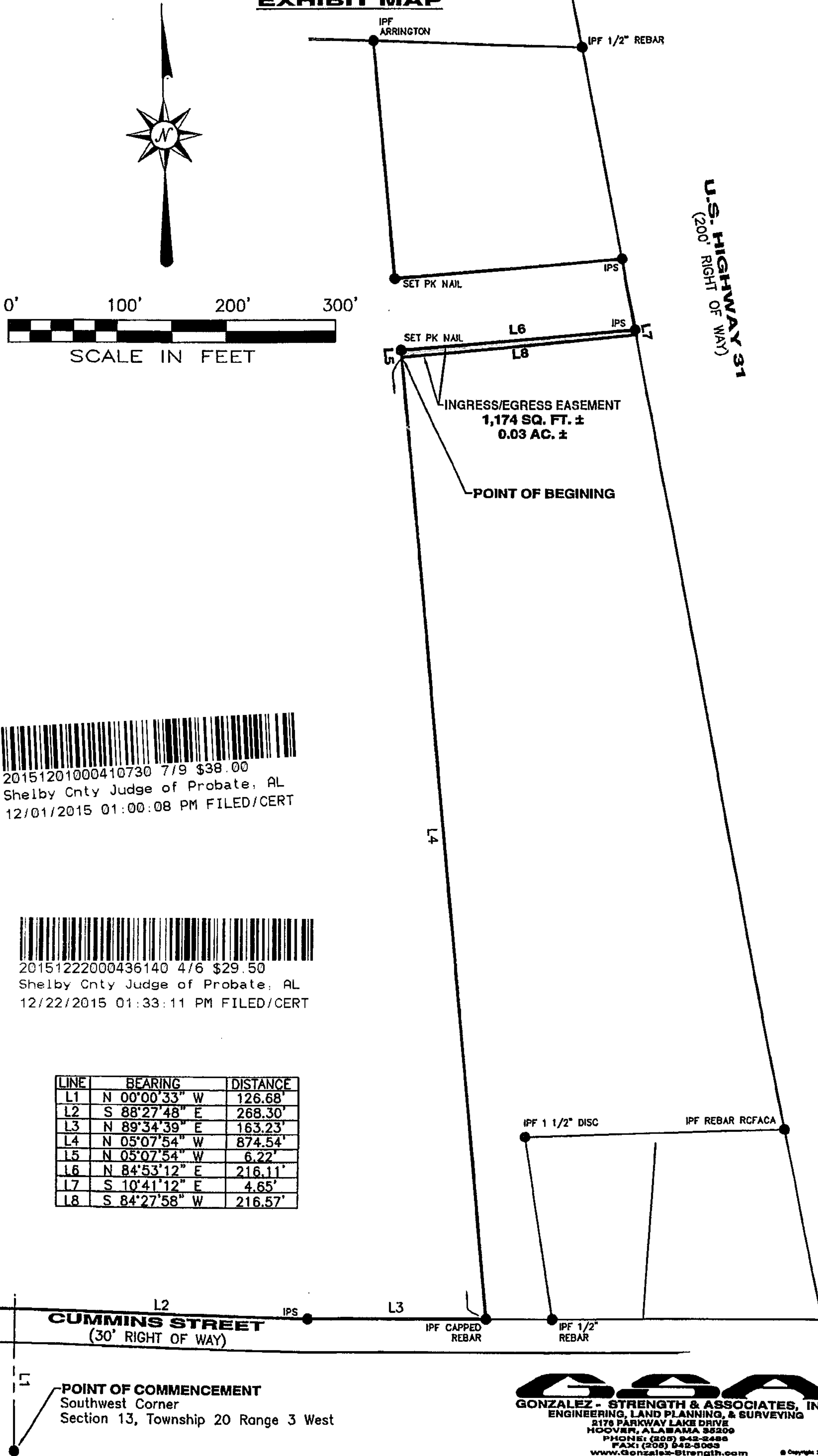
Commence at the Southeast Corner of Section 14, Township 20 South Range 3 West, Shelby County, Alabama; thence run North 00 degrees 00 minutes 33 seconds East along the East line of said section for a distance of 126.68 feet to a point, said point lying on the Northernmost right of way of Cummins Street (30 foot Right of way); thence run South 88 degrees 27 minutes 48 seconds East along said north Right of way of Cummins Street for a distance of 268.30 feet to a set 5/8 inch capped rebar stamped GSA; thence run North 89 degrees 34 minutes 39 seconds East along said right of way for a distance of 163.23 feet to a found capped rebar; thence leaving said right of way, run North 05 degrees 07 minutes 54 seconds West for a distance of 874.54 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 6.22 feet to a set pk nail; thence run North 84 degrees 53 minutes 12 seconds East for a distance of 216.11 feet to a set 5/8 inch capped rebar stamped GSA, said point being on the Westernmost right of way line of U.S. Highway 31 (200' right of way); thence run South 10 degrees 41 minutes 12 seconds East along said right of way for a distance of 4.65 feet; thence leaving said right of way, run South 84 degrees 27 minutes 58 seconds West for a distance of 216.57 feet to the POINT OF BEGINNING. Said parcel contains 1,174 square feet or 0.03 acres more or less.



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# EXHIBIT A-2

## EXHIBIT MAP



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**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING, & SURVEYING  
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\$ 500.00

**EXHIBIT B-1  
LEGAL DESCRIPTION FOR EASEMENT**

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 the Southeast Corner of Section 14, Township 20 South Range 3 West, Shelby County, Alabama; thence run North 00 degrees 00 minutes 33 seconds East along the East line of said section for a distance of 126.68 feet to a point, said point lying on the Northernmost right of way of Cummins Street (30 foot Right of way); thence run South 88 degrees 27 minutes 48 seconds East along said north Right of way of Cummins Street for a distance of 268.30 feet to a set 5/8 inch capped rebar stamped GSA; thence run North 89 degrees 34 minutes 39 seconds East along said right of way for a distance of 163.23 feet to a found capped rebar; thence leaving said right of way, run North 05 degrees 07 minutes 54 seconds West for a distance of 945.76 feet to a set pk nail being the POINT OF BEGINNING; thence run along last described course for a distance of 3.08 feet; thence run North 84 degrees 39 minutes 43 seconds East for a distance of 209.41 feet to a point on the Westernmost right of way line of U.S. Highway 31 (200' right of way); thence run South 10 degrees 41 minutes 12 seconds East along said right of way for a distance of 3.92 feet to a set 5/8 inch capped rebar stamped GSA; thence leaving said right of way, run South 84 degrees 53 minutes 12 seconds West for a distance of 209.79 feet to the POINT OF BEGINNING. Said parcel contains 732 square feet or 0.02 acres more or less.

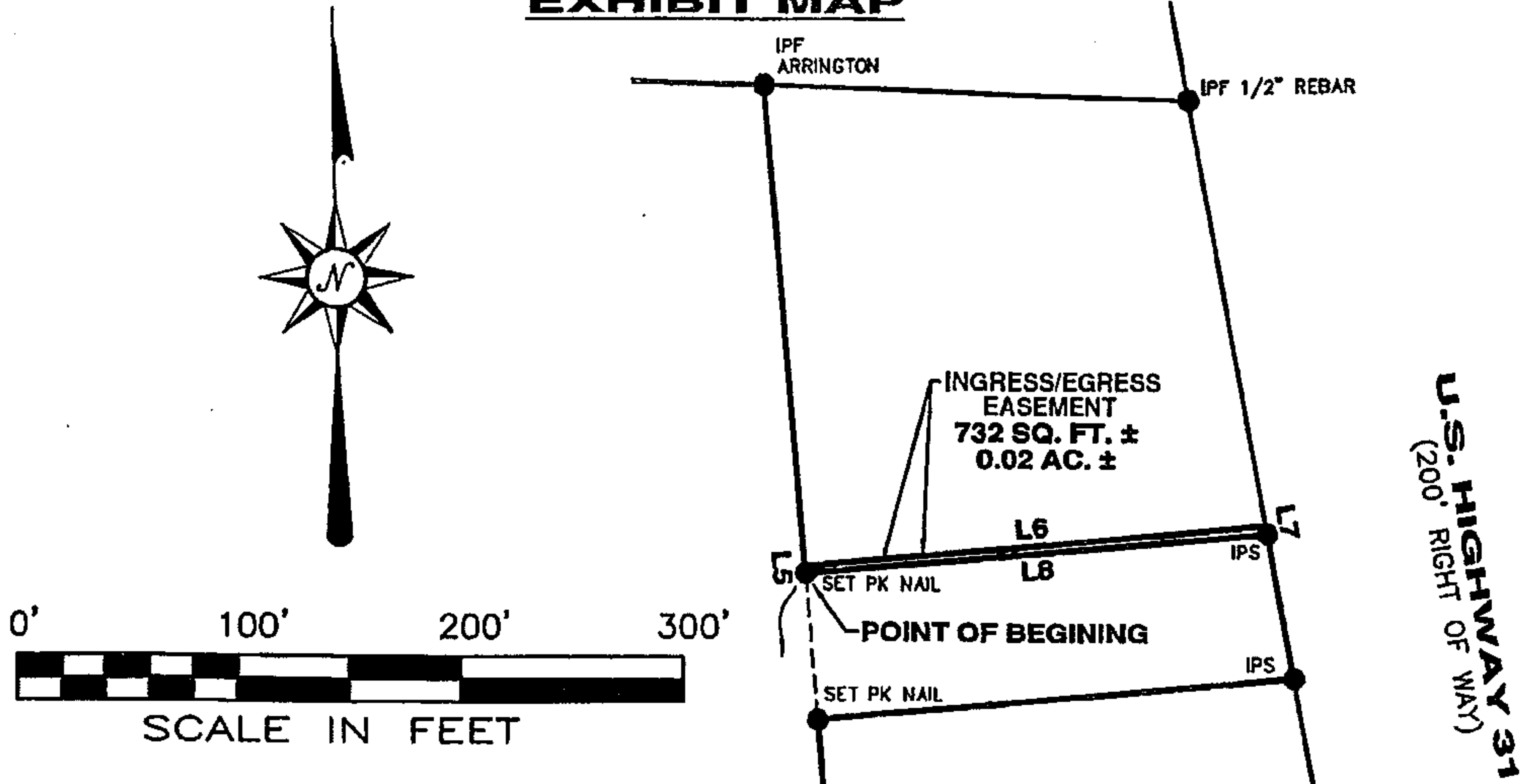


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# EXHIBIT B-2

## EXHIBIT MAP

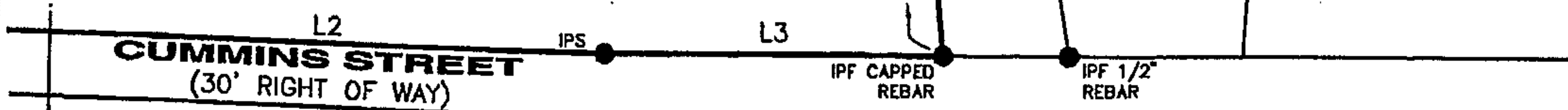


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LINE	BEARING	DISTANCE
L1	N 00°00'33" W	126.68'
L2	S 88°27'48" E	268.30'
L3	N 89°34'39" E	163.23'
L4	N 05°07'54" W	945.76'
L5	N 05°07'54" W	3.08'
L6	N 84°39'43" E	209.41'
L7	S 10°41'12" E	3.92'
L8	S 84°53'12" W	209.79'



**POINT OF COMMENCEMENT**  
Southwest Corner  
Section 13, Township 20 Range 3 West

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