


This instrument was prepared by:  
William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

  
20160121000020700 1/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/21/2016 08:45:24 AM FILED/CERT

## **STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to the CITY OF PELHAM, ALABAMA, a municipal corporation ("GRANTOR"), by PELHAM BOARD OF EDUCATION ("GRANTEE"), and the exchange of like kind property of substantially equal value, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey to 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 attached hereto as Exhibit B

Together with a non-exclusive easement for the GRANTEE and any of its employees, agents, contractors and invitees to access the conveyed real estate described on Exhibit A for purposes reasonably related to the construction, development and use of that realty as a public school (the "Easement"), the location of which Easement is shown in the crosshatched area on Exhibit C; provided that said Easement shall terminate and no longer be in effect when access to the real estate conveyed to the GRANTEE herein is available by way of a dedicated public road which will lie north of the conveyed real estate and connect U.S. Highway 31 to such realty.

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

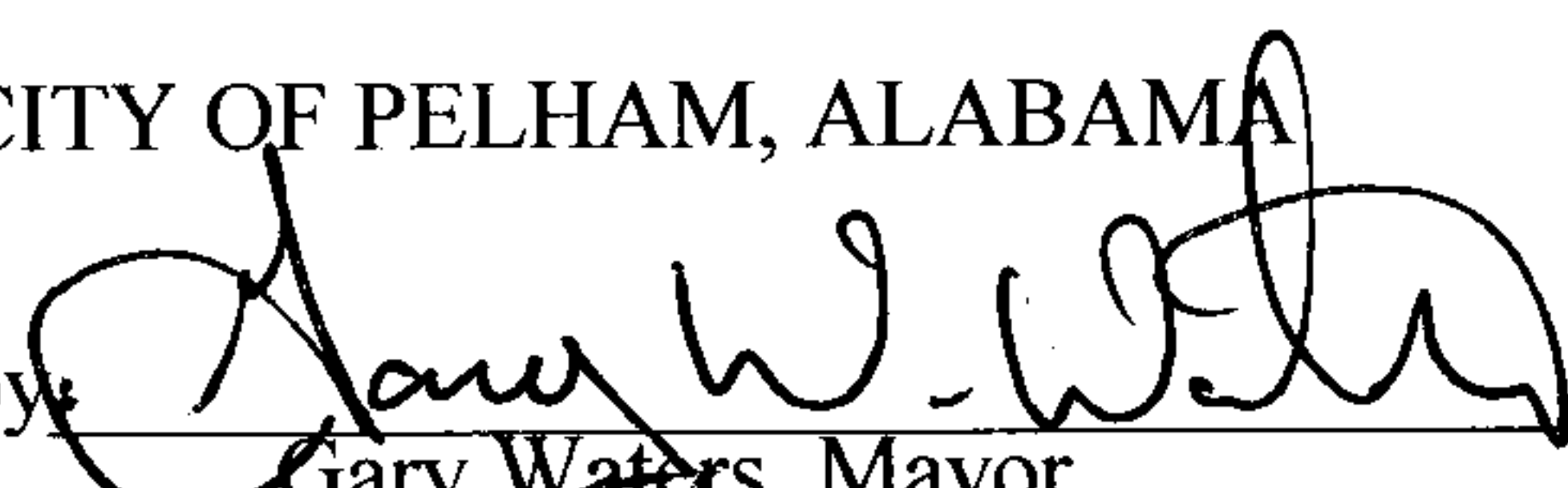
IN WITNESS WHEREOF, GRANTOR by its Mayor, Gary Waters, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 20<sup>th</sup> day of January, 2016.

Attest:

  
City Clerk

CITY OF PELHAM, ALABAMA

by:

  
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, 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 20<sup>th</sup> day of January, 2016.

My commission expires: 9-11-19

  
Notary Public

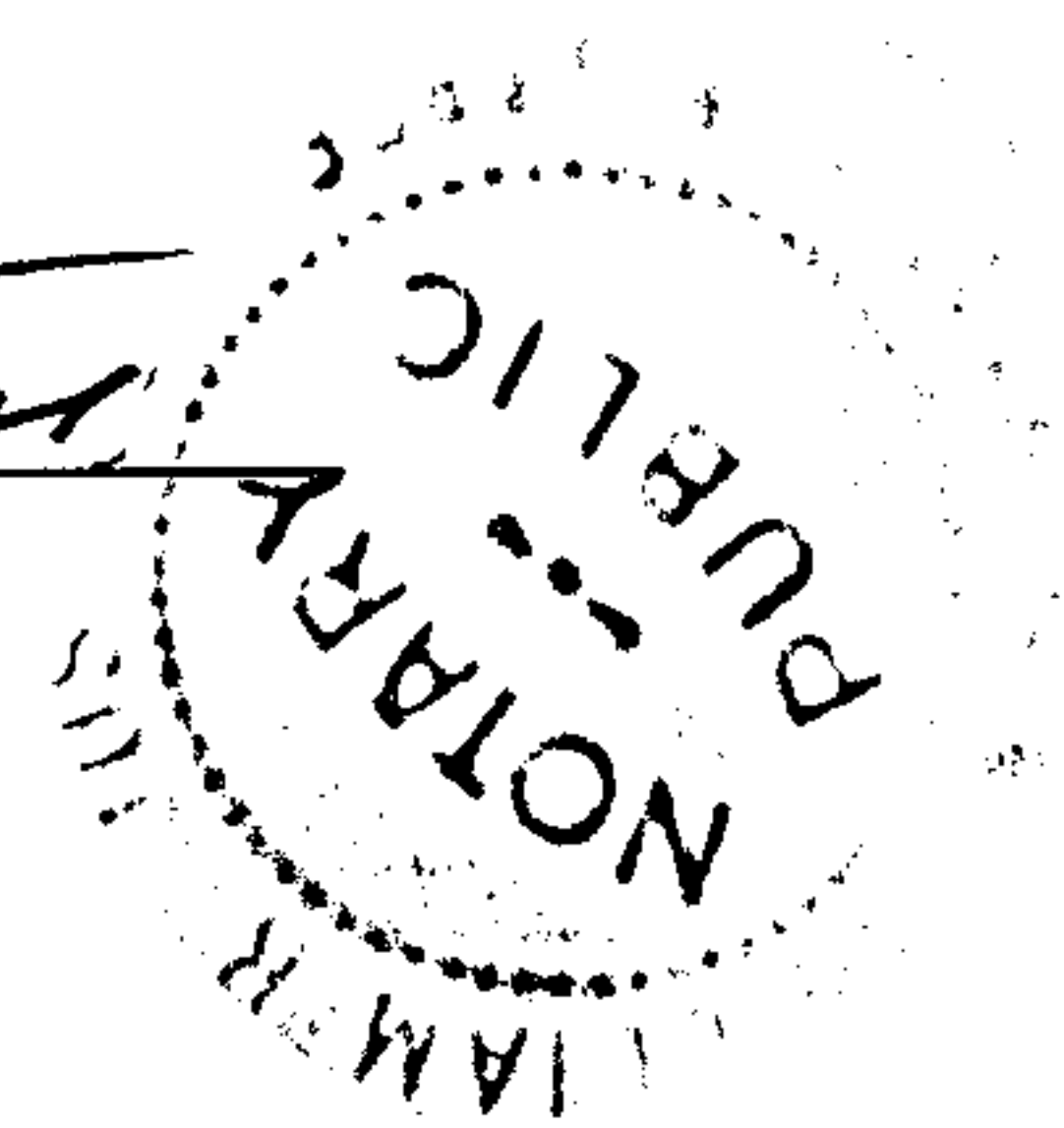



EXHIBIT A  
LEGAL DESCRIPTION

  
20160121000020700 2/6 \$30.00  
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A tract of land lying and being in the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 3 West and run North 00 degrees 05 minutes 46 seconds West along the West line of said Northeast Quarter for a distance of 58.79 feet; thence leaving said West line run North 89 degrees 54 minutes 14 seconds East for a distance of 61.21 feet to the POINT OF BEGINNING; thence run North 00 degrees 00 minutes 00 seconds East for a distance of 281.32 feet; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 451.10 feet to a curve to the right having a radius of 126.43 feet, a chord distance of 252.86 feet and a chord bearing of North 00 degrees 00 minutes 00 seconds East; thence along the arc of said curve for a distance of 397.19 feet; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 402.56 feet; thence run North 00 degrees 59 minutes 05 seconds East for a distance of 47.71 feet; thence run South 88 degrees 38 minutes 55 seconds East for a distance of 711.62 feet to a curve to the right having a radius of 25.00 feet, a chord distance of 37.92 feet and a chord bearing of South 39 degrees 19 minutes 00 seconds East; thence along the arc of said curve for a distance of 43.09 feet to a curve to the right having a radius of 96.01 feet, a chord distance of 23.52 feet and a chord bearing of South 17 degrees 05 minutes 02 seconds West; thence along the arc of said curve for a distance of 23.58 feet; thence run South 24 degrees 07 minutes 08 seconds West for a distance of 137.53 feet; thence run South 27 degrees 06 minutes 27 seconds West for a distance of 428.47 feet to a curve to the right having a radius of 25.00 feet, a chord distance of 26.46 feet and a chord bearing of South 59 degrees 04 minutes 26 seconds West; thence along the arc of said curve for a distance of 27.88 feet; thence run North 88 degrees 58 minutes 41 seconds West for a distance of 406.76 feet back to the POINT OF BEGINNING.





EXHIBIT B  
PERMITTED ENCUMBRANCES

  
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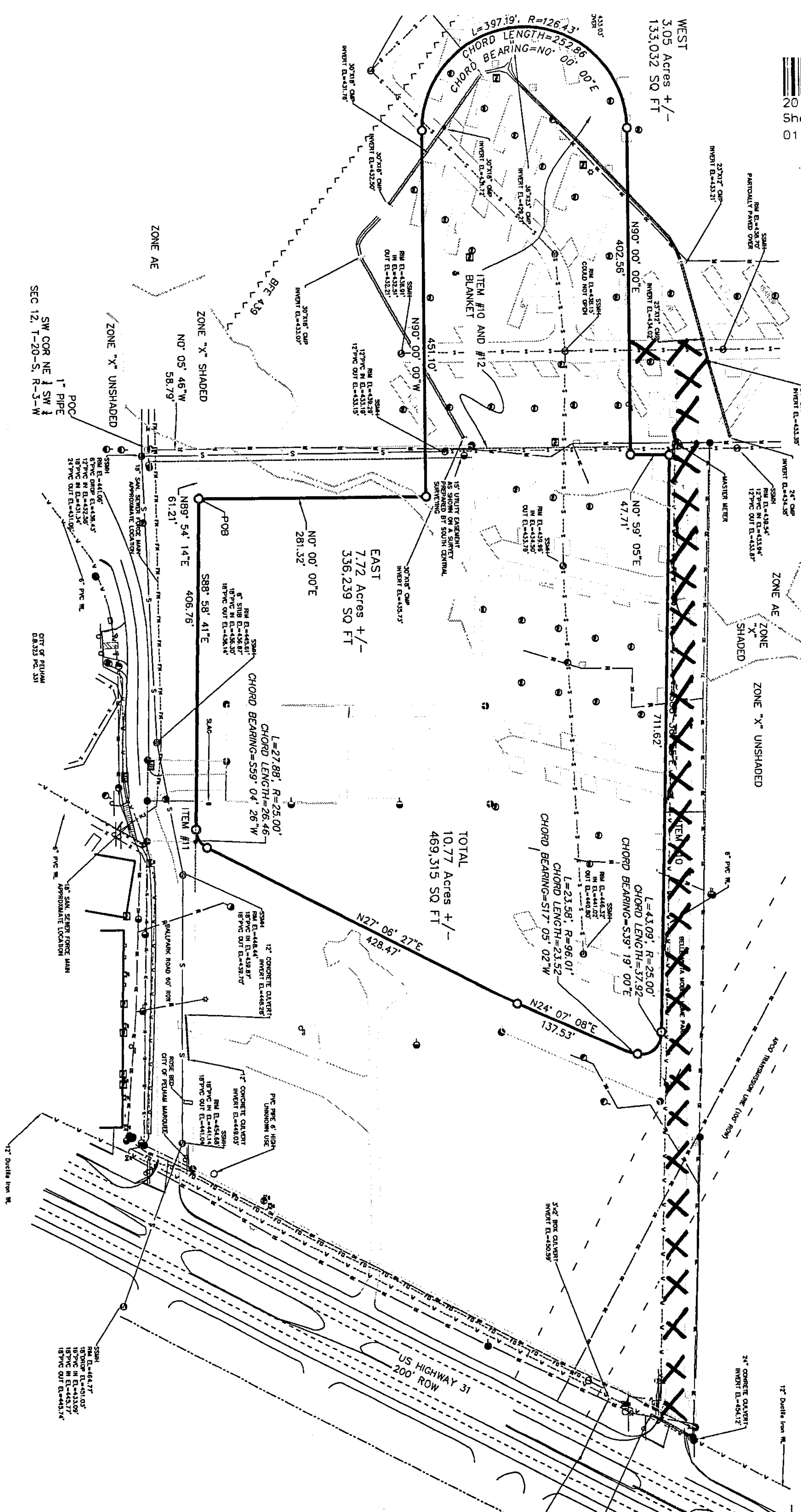
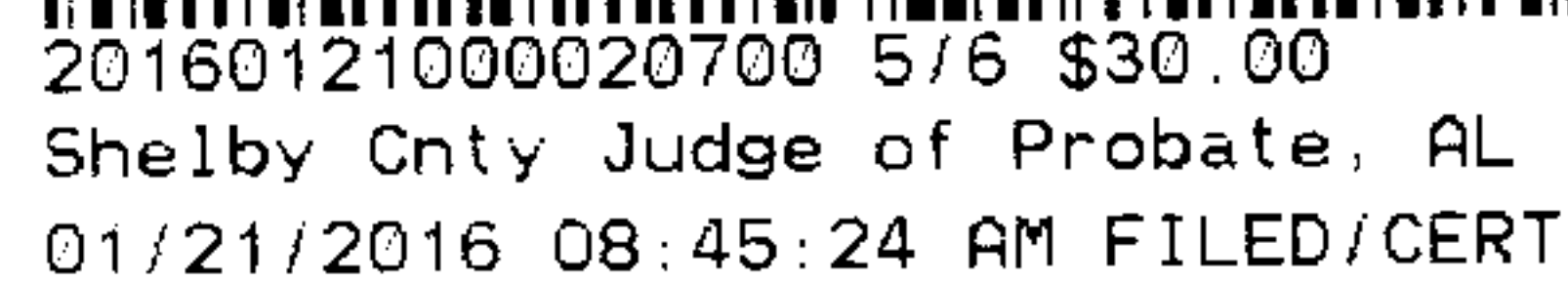
1. Ad valorem property taxes for 2016 and subsequent years, which are a lien not yet payable.
2. Permits to Alabama Power Company recorded in Deed Book 108, Page 379; and Deed Book 265, Page 55, in the Probate Office of Shelby County, Alabama.
3. Easement to City of Pelham, as recorded in Deed Book 323, Page 833, in the Probate Office of Shelby County, Alabama.
4. Sewer lines and manhole as shown on preliminary survey of Goodwyn, Mills, and Cawood dated 12-4-2015.

EXHIBIT C  
ACCESS EASEMENT

See the attached diagram



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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, Alabama  
Mailing Address PO Box 1419  
Pelham, AL 35124

Grantee's Name Pelham Board of Education  
Mailing Address 3162 Pelham Parkway  
Pelham, AL 35124

Property Address Belle Vista Road  
Pelham, AL

Date of Sale 1-20-16  
Total Purchase Price \$1,617,000


or  
Actual Value \$

or  
Assessor's Market Value \$

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

  
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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 1-20-16

Print GARY W. WATERS

☐ Unattested

Sign GARY W. WATERS Mayor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1