


Send tax notice to:
City of Pelham
P.O. Box 1419
Pelham, Alabama 35124

**This Instrument Prepared By and
Upon Recording Return To:**

Joseph T. Ritchey
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

The preparer of this deed makes no certification as to
title and has not examined the title to the property.


20160512000163320 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/12/2016 03:21:19 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to **TWO MOUNTAINS, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by the **CITY OF PELHAM**, an Alabama municipal corporation (hereinafter referred to as the "Grantee"), the receipt of which is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee in fee simple all that certain real estate lying in the County of Shelby, State of Alabama, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

Note: the preparer of this deed makes no certification as to title and has not examined the title to the subject property.

TOGETHER WITH all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:


1. All taxes for the year 2016 and subsequent years, not yet due and payable;
2. Any matter of record affecting the Property and encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Property;
3. Minerals and/or mining rights not owned by Grantor, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced, together with all rights, privileges, and immunities relating thereto.

And said Grantor does hereby covenant with said Grantee, and its heirs, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall, warrant and defend the same to the said Grantee, and her heirs, representatives, successors and assigns forever, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

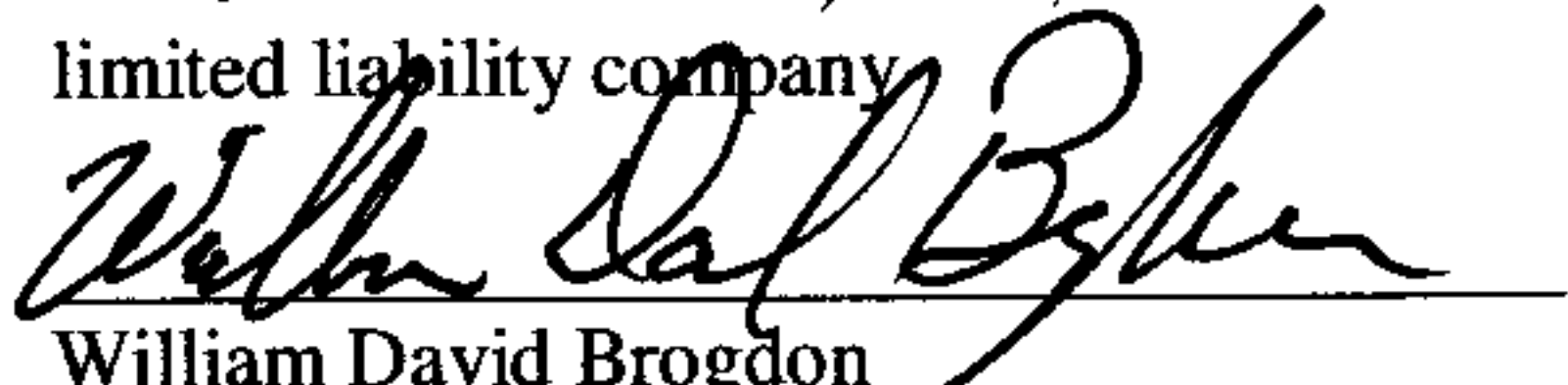
TO HAVE AND TO HOLD, to the said Grantee, its heirs, representatives, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the 28th day of April, 2016.

GRANTOR:


20160512000163320 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/12/2016 03:21:19 PM FILED/CERT

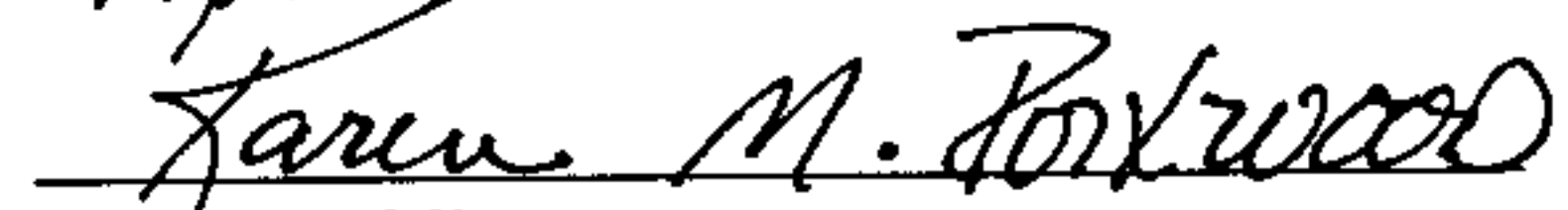
TWO MOUNTAINS, LLC, an Alabama
limited liability company


William David Brogdon
Its Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William David Brogdon, whose name as Member of TWO MOUNTAINS, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer executed the same voluntarily on the day the same bears date for and as the act of said limited liability company.

Given under my hand this the 28th day of April, 2016.


Notary Public

My Commission Expires: 8-24-2019

[NOTARIAL SEAL]




EXHIBIT "A"

WATER BOOSTER STATION

A Parcel being described as follows to-wit: Commence at the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 6, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89° 29' 47" East for a distance of 395.49 feet; thence proceed North 52° 39' 16" East for a distance of 78.35 feet to a point; thence proceed along North 52° 26' 28" West for a distance of 166.57 to a point; thence proceed North 37° 33' 32" East for a distance of 117.47' feet to the point of beginning.

From this beginning point, proceed from the West corner of the fore mention parcel North 37° 33' 32" East for a distance of 64.41 feet to the North corner of the parcel; thence proceed South 52° 26' 28" East for a distance of 50.00 feet to the East corner of the Parcel; thence proceed South 37° 33' 32" West for a distance of 64.41 feet to the South corner of the Parcel; thence proceed North 52° 26' 28" West for a distance of 50.00 feet to the point of beginning of the Parcel containing approximately 3,220.64 sq. ft. +/- Parcel shall be maintained in accordance with all federal, state, and local laws and regulations to prevent loss of embankment and erosion of lands.


20160512000163320 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/12/2016 03:21:19 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Two Mountains LLC
Mailing Address 1500 Resource Drive
Birmingham, AL 35242

Grantee's Name: City of Pelham
Mailing Address: P O B O x 1419
Pelham, AL 35124

Property Address: _____

DATE: April 28, 2016

Total Purchase Price \$ _____

or

Actual Value \$ _____

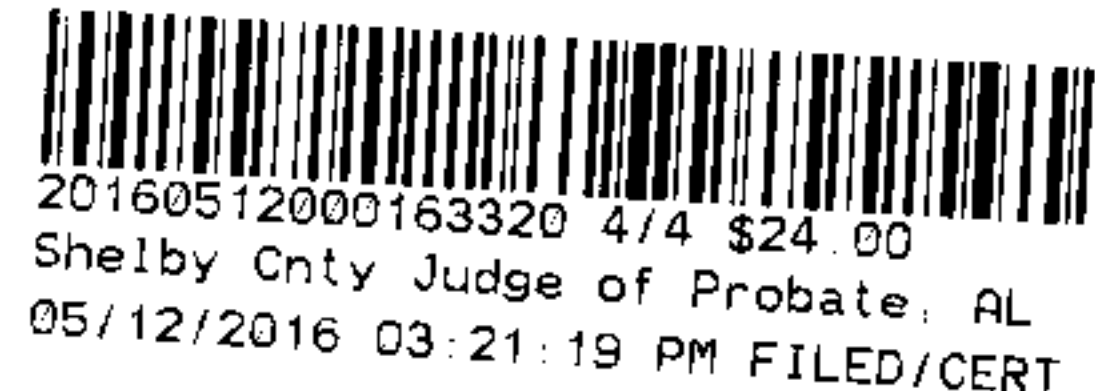
or

Assessor's Market Value \$ 370.00

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 – Tax Assessor



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 4-28-16

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

Print William R. Justice

☐ Unattested

(Verified by)