


This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
The CDA of the City of Pelham  
3162 Pelham Parkway  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20160803000275390 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/03/2016 01:45:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY SEVEN THOUSAND SEVEN HUNDRED EIGHTY AND NO/00 DOLLARS (\$197,780.00) , to the undersigned grantor (whether one or more), in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned, **JMB MAKERS, LLC, an Alabama limited liability company, (herein referred to as grantor)** does grant, bargain, sell and convey unto, **THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record, including the following:

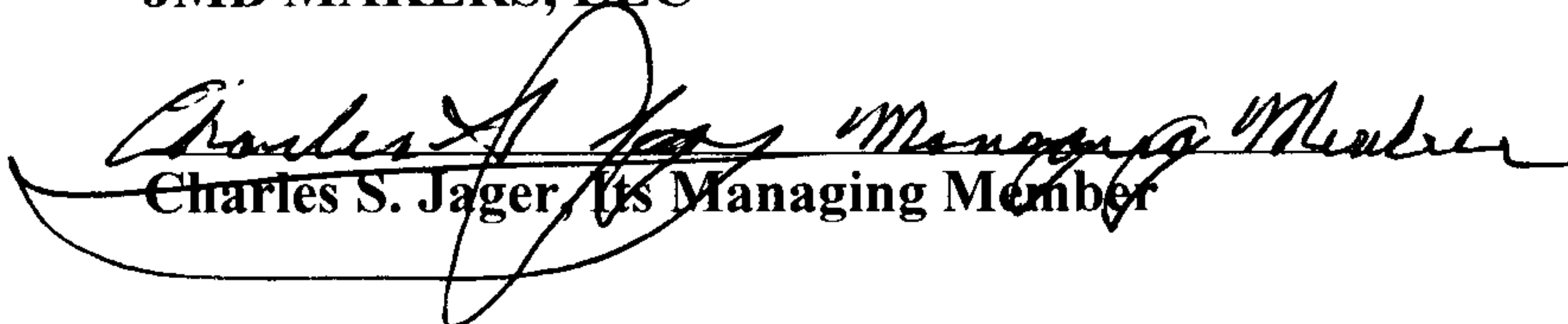
1. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 517 and Deed Book 142, Page 81.
2. Easement to Plantation Pipe line Company as recorded in Deed Book 112, Page 217 and Deed Book 169, Page 68.
3. Right of way acquired by condemnation as recorded in Final Record 16, Page 65.
4. Title to minerals underlying caption lands wqith mining rights and privileges belonging thereto, as excepted in deed recorded in Instrument #20110701000192360.

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

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **JMB MAKERS, LLC, an Alabama limited liability company**, by its Managing Member, Charles S. Jager, who is authorized to execute this conveyance, has hereto set its signature and seal, this 29<sup>th</sup> day of July, 2016.

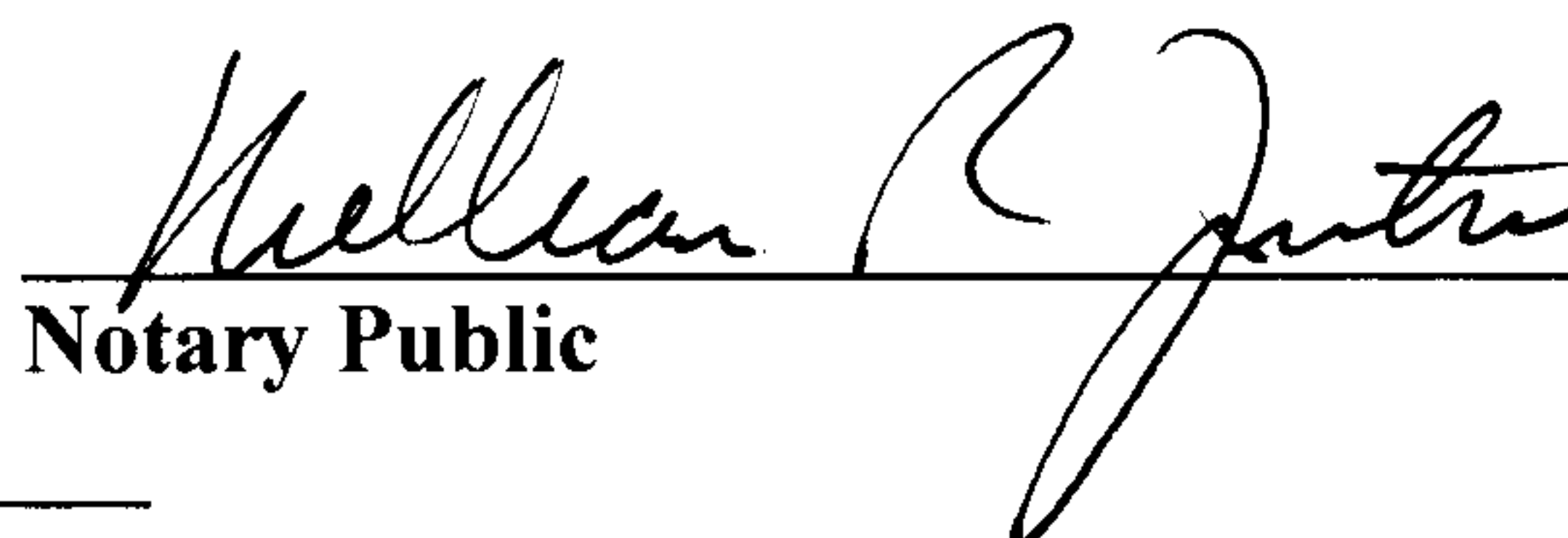
**JMB MAKERS, LLC**

  
Charles S. Jager, its Managing 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 Charles S. Jager, whose name as Managing Member for JMB Makers, LLC, 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, in his capacity as such Managing Member, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of July, 2016.

  
Notary Public

My Commission Expires: 9-11-19





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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in 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 a point on the East right of way line of Alabama Highway 31 (formerly U.S. 31) where the South right of way line of Pelham Street intersects said Highway in the Town of Pelham, Alabama and run thence South 12 Degrees 30 Minutes East along said Highway 31 right of way a distance of 300.08 feet to a found rebar corner and the point of beginning of the property being described; thence continue along said right of way line South 11 Degrees 46 Minutes 52 Seconds East a distance of 199.55 feet to a found rebar corner; thence run North 89 Degrees 52 Minutes 54 Seconds East a distance of 298.42 feet to a found rebar corner thence run North 33 Degrees 01 Minutes 56 Seconds East a distance of 229.57 feet to a found rebar corner; thence run South 89 Degrees 40 Minutes 08 Seconds West a distance of 464.31 feet to the point of beginning.

Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

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

(Seller)

Grantor's Name JMB MAKERS, LLC  
Mailing Address P O Box 380972  
Birmingham, AL 35238

(Buyer)

The Commercial Development Authority  
Grantee's Name of the City of Pelham  
Mailing Address 3162 Pelham Parkway  
Pelham, AL 35124

Property Address: Parcel#13-6-13-3-001-023.000  
Pelham, AL  
Shelby County, Alabama


Date of Sale 7/29/16

Total Purchase Price \$197,780.00  
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  
  X   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 7-29-16

Sign Charles E. Talbot  
(Grantor/Grantee/Owner/Agent) Circle one

Print CHARLES E. TALBOT

       Unattested

William R. Jester  
(Verified by)