

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

20170216000056960 1/4 \$614.00
Shelby Cnty Judge of Probate, AL
02/16/2017 03:49:01 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

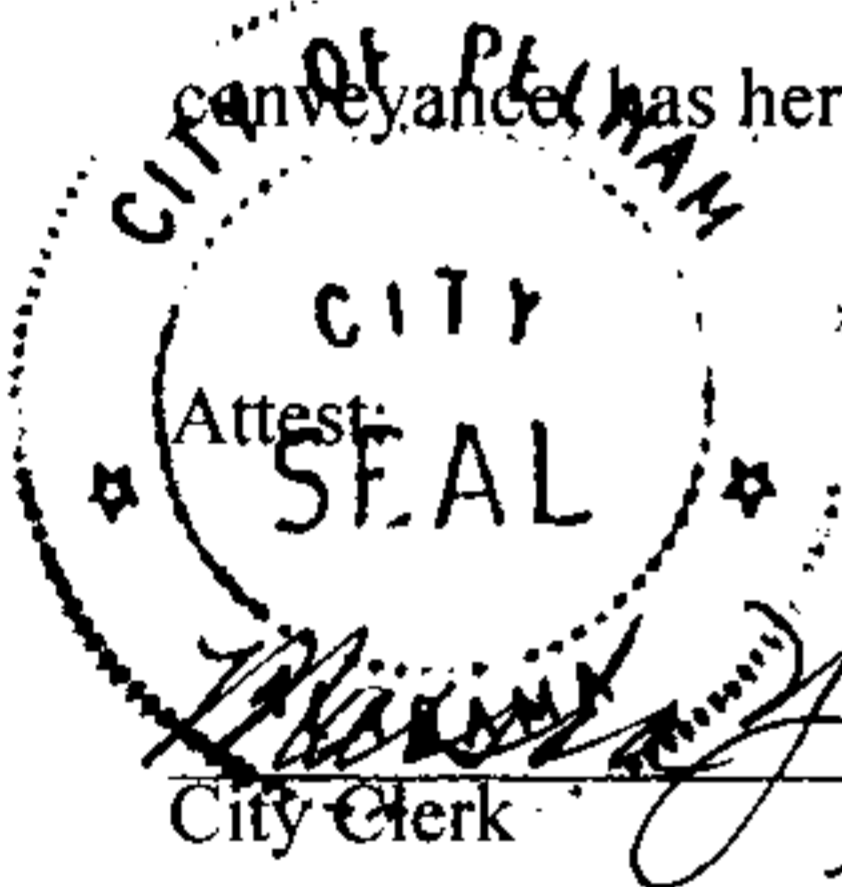
That in consideration of the sum of Five Hundred Ninety Thousand and no/100 Dollars (\$590,000.00) in hand paid to the CITY OF PELHAM, ALABAMA, a municipal corporation ("GRANTOR"), by PELHAM INVESTMENT PARTNERS, LLC, a Georgia limited liability company ("GRANTEE"), the receipt and sufficiency of which 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

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

IN WITNESS WHEREOF, GRANTOR by its Mayor, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 16th day of February, 2017.



CITY OF PELHAM, ALABAMA

by Gary 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, 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 16th day of February, 2017.



William R. Justice
Notary Public

My commission expires 9-11-19

Shelby County, AL 02/16/2017
State of Alabama
Deed Tax: \$590.00

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land located in the Southeast ¼ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said Section 14; thence in a Westerly direction along the South line of said Section 14 a distance of 201.98 feet to the center line of Atlantic Coast Line Railroad right of way; thence 62° 35' right along the center line of said right of way in a Northwesterly direction a distance of 196.31 feet to the intersection of the center line of the Ashville-Montevallo Road; thence 20° 35' right in a Northwesterly direction along said center line of said road a distance of 703.74 feet; thence 90° left in a Southwesterly direction a distance of 30.0 feet to the West right of way line of said road and the Point of Beginning of herein described property; thence continue along last described course a distance of 180.88 feet to the Northeast right of way line of Atlantic Coast Line Railroad; thence 69° 25' right in a Northwesterly direction along said right of way a distance of 594.74 feet to the beginning of a curve to the left, said curve having a central angle of 27° 12' (measure 8° 07' 53") and a radius of 2,914.82 feet; thence along arc of said curve a distance of 413.67 feet; thence 125° 32' 53" right, measured from tangent of said curve, in an Easterly direction a distance of 670.32 feet to the West right of way line of Ashville-Montevallo Road, said point being on a curve to the left having a central angle of 2° 23' 18" and a radius of 277.35 feet (calculated 2,775.35); thence 95° 34' 48" right, measured to tangent of said curve, in a Southerly direction along arc of said curve a distance of 115.69 feet to end of said curve; thence continue along said right of way line in a Southerly direction a distance of 180.82 feet to the beginning of a curve to the left, said curve having a central angle of 10° 01' 30" and a radius of 3,223.53 feet; thence continue along arc of said curve in a Southerly direction a distance of 564.02 feet to end of said curve and the Point of Beginning.

Tax parcel # 13 6 14 4 001 002.000



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EXHIBIT B
PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Easement to the City of Pelham, as recorded in Deed Book 338, page 361, in the Probate Office of Shelby County, Alabama.
3. Rights of others in and to the use of easement for ingress/egress recorded as Instrument No. 20091006000378890 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 241, page 383 in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 101, page 517; Deed Book 93, page 392; Deed Book 127, page 566; and Deed Book 248, page 835, all in the Probate Office of Shelby County, Alabama.
6. Easement to Plantation Pipeline, as recorded in Deed Book 112, page 217, and Deed Book 145, page 430, both in the Probate Office of Shelby County, Alabama.
7. Easement to Southern Natural Gas, as recorded in Deed Book 267, page 172, in the Probate Office of Shelby County, Alabama.
8. 100 foot right of way to Seaboard Coast Line Railroad Company, recorded in Deed Book 36, page 254, in the Probate Office of Shelby County, Alabama.
9. Less and except any portion of subject property lying within a railroad right of way in the western corner of the property as shown on the Survey.
10. Easement -- Secondary Voltage granted to Alabama Power Company as recorded as Instrument No. 20161115000421020 in the Probate Office of Shelby County, Alabama.



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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, AL
Mailing Address P.O. Box 1419
Pelham, AL 35124

Grantee's Name Pelham Investment Partners, LLC
Mailing Address 2255 Cumberland Pkwy
Building 1700
Atlanta, GA 30339
Attn: C. Lee Woodbl

Property Address 3080 Lee Street
Pelham, AL 35124

Date of Sale 2-16-17
Total Purchase Price \$ 590,000.00


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
☒ 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).

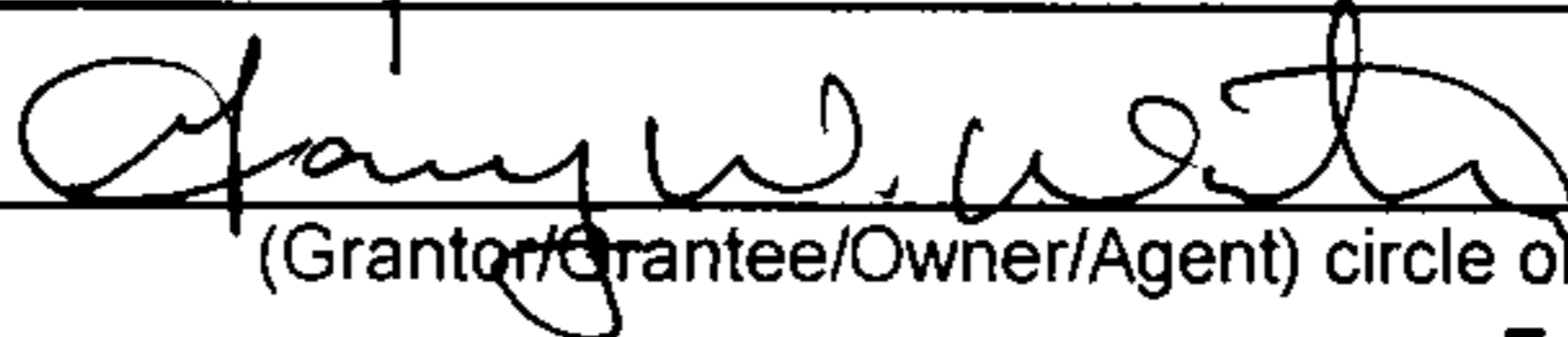
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-16-17

Print GARY W. WATERS - Mayor

☒ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1