

This instrument was prepared by:

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

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY



20170216000056970 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/16/2017 03:49:02 PM FILED/CERT

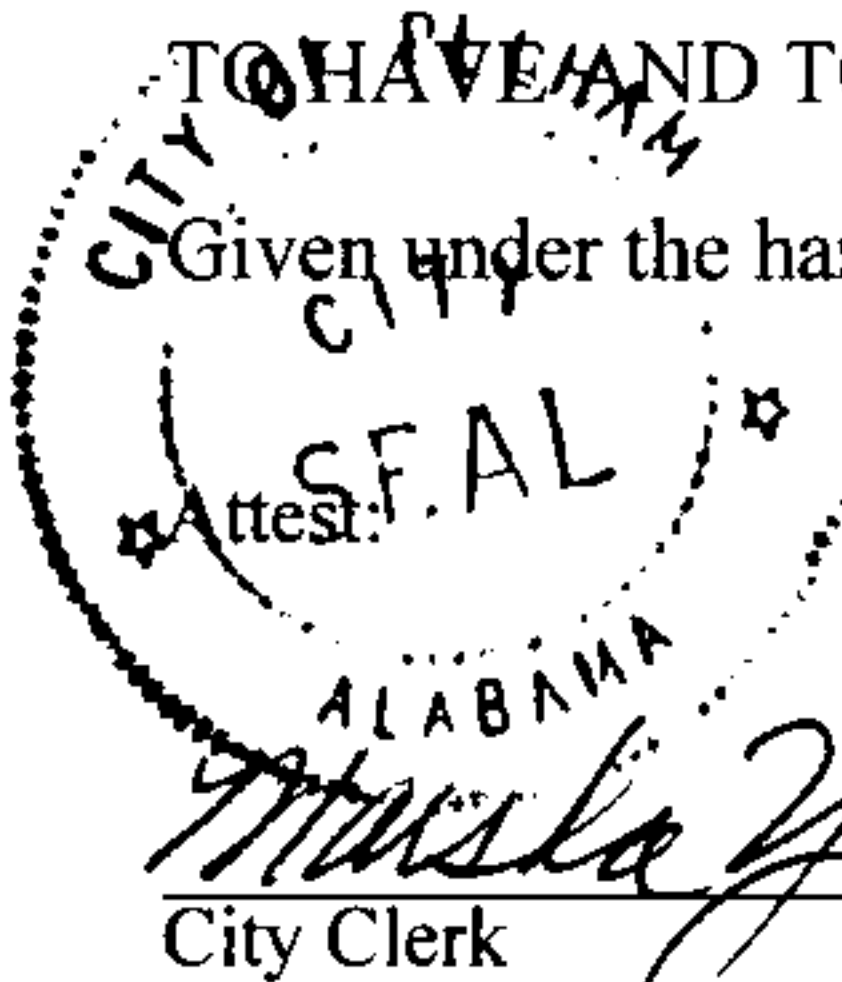
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to the CITY OF PELHAM, ALABAMA, a municipal corporation (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to PELHAM INVESTMENT PARTNERS, LLC, a Georgia limited liability company (hereinafter called GRANTEE) all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached hereto as Exhibit A.

This deed is executed for a nominal consideration in order to clear title.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 16th day of February, 2017.



City Clerk

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

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SE corner of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama; thence west along the south line of said section a distance of 203.25 feet to a point on the centerline of CSX Transportation right-of-way; thence turn right 62° 23' 11" and run northwest along said centerline a distance of 202.26 feet to a point on the centerline of Lee Street; thence turn right 20° 46' 49" and run northerly leaving said CSX centerline along the centerline of Lee Street a distance of 696.71 feet to a point; thence turn left 90° 00' 00" and run westerly leaving said centerline a distance of 30.00 feet to a Concrete Monument, said point being the POINT OF BEGINNING; thence continue along the last described course a distance of 180.90 feet to a 3/4" crimp on the easterly right-of-way of CSX Transportation right-of-way; thence turn right 69° 13' 53" and run northwesterly along said right-of-way a distance of 594.68 feet to a 1/2" rebar at the point of curve to the left having a central angle of 8° 05' 32" and a radius of 2939.09 feet; thence northwesterly along said right-of-way a distance of 415.11 feet to a 5/8" rebar; thence turn right 125° 32' 56" from the tangent of said curve and run easterly leaving said right-of-way a distance of 670.35 feet to a 1/2" rebar capped CA-0287-LS on the westerly right-of-way of Lee Street and on a curve to the left having a central angle of 2° 17' 04" and a radius of 2914.82 feet; thence turn right 94° 57' 02" to tangent of said curve and run southerly along the arc of said curve and along said right-of-way a distance of 116.22 feet to a 3/4" crimp; thence turn an interior angle left of 179° 26' 05" from the tangent of said curve and run southerly along said right-of-way a distance of 179.95 feet to a 1/2" rebar at the point of curve to the left having a central angle of 10° 03' 14" and a radius of 3223.53 feet; thence turn an interior angle left 180° 02' 28" to the tangent of said curve and run along the arc of said curve and along said right-of-way a distance of 565.65 feet to the POINT OF BEGINNING. Said parcel of land contains 8.02 acres, more or less.



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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 Woodall

Property Address 3080 Lee Street
Pelham, AL 35124

Date of Sale 2-16-17

*Total Purchase Price \$ 0

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

* deed executed for nominal consideration
in order to cure title

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

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 [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1