


THIS INSTRUMENT PREPARED BY:  
Wallace, Ellis Fowler & Head  
P O Box 587  
Columbiana, AL 35051

  
20170503000153940 1/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
05/03/2017 03:51:33 PM FILED/CERT

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA        )  
                                  ) **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND NO/00 DOLLARS (\$180,000.00)**, to the undersigned grantor (whether one or more), in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned, **STS PROPERTIES, LLC, an Alabama limited liability company, (herein referred to as grantor)** does grant, bargain, sell and convey unto, the **CITY OF PELHAM, ALABAMA (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 2017 and subsequent years, easements, restrictions, rights of way and permits of record, including the following:

**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 STS PROPERTIES, LLC, by Michael O. Hill, as Member, who is authorized to execute this conveyance , has hereto set its signature and seal, this the 3rd day of May, 2017.

**STS PROPERTIES, LLC, an Alabama limited liability company**

BY: 

Michael O. Hill, as Member

STATE OF ALABAMA  
COUNTY SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael O. Hill, whose name as Member for STS PROPERTIES, 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 Member, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2017.

  
Notary Public

My Commission Expires

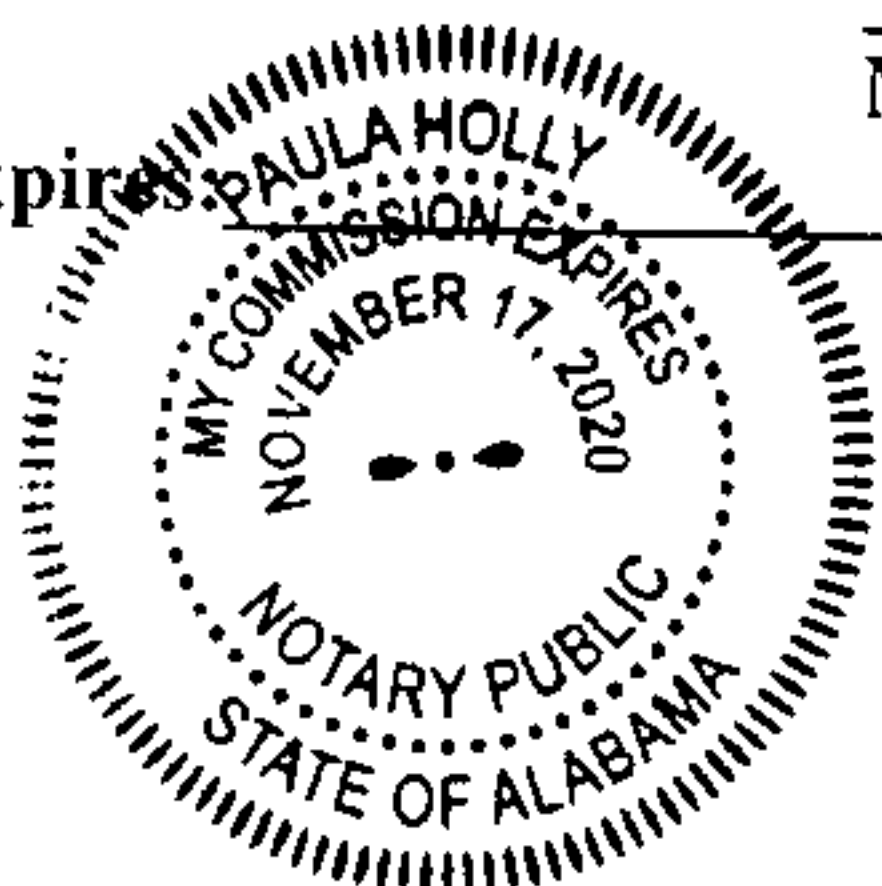



EXHIBIT "A"  
LEGAL DESCRIPTION

Begin at the intersection of the East line of County Highway 105 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 13, Township 20 South, Range 3 West; thence East on said North line to the Northwest line of Montevallo-Ashville Road; thence southwesterly on the road right of way to the intersection of the East right of way of County Highway 105; thence northerly on said highway right of way 260 feet to the point of beginning, more particularly described as follows;

Commence at the intersection of the East line of County Highway 105 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4, section 13, Township 20 South, Range 3 West, Huntsville Meridian; run thence East on said North line for 188.41 feet to the apparent Northwest line of the Montevallo-Ashville Road; run thence South 34 degrees 27 minutes 06 seconds West along said line for 356.23 feet to the intersection of the East right of way of Shelby County Highway 105; run thence in a northeasterly direction along said right of way of County Road 105 along a curve to the left having a chord bearing North 02 degrees 32 minutes 44 seconds East and a chord distance of 293.95 feet and an arc distance of 294.69 feet to the point of beginning.

Said land being in the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, in the Probate Office of Shelby County, Alabama; being situated in 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 : STS Properties, LLC  
Mailing Address 2136 Viking Circle  
Vestavia, AL 35216

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

Property Address: 320 Bearden Road  
Pelham, AL

Date of Sale 5-3-17  
Total Purchase Price \$ 180,000.00


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 5-3-17

☒ Sign   
(Grantor/Grantee/Owner/Agent) circle one

☒ Print Michael Hill

☐ Unattested

\_\_\_\_\_  
(Verified by)