

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: City of Pelham, Alabama, a municipal
corporation

P.O. Box 1419
Pelham, AL 35124

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Double Mountain, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **City of Pelham, Alabama, a municipal corporation**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO: AND MADE A PART OF THIS CONVEYANCE BY REFERENCE.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations and exceptions to title of record that apply to the herein above described real property; AND SUBJECT TO RESERVATIONS AND EXCEPTIONS AS LISTED IN EXHIBIT "B" INCORPORATED HEREIN BY REFERENCE.

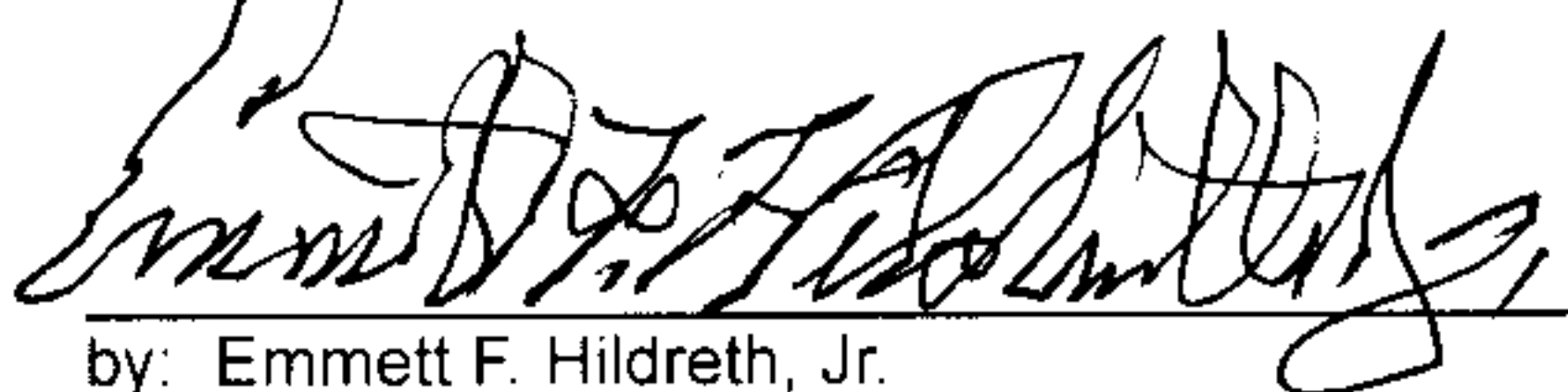
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

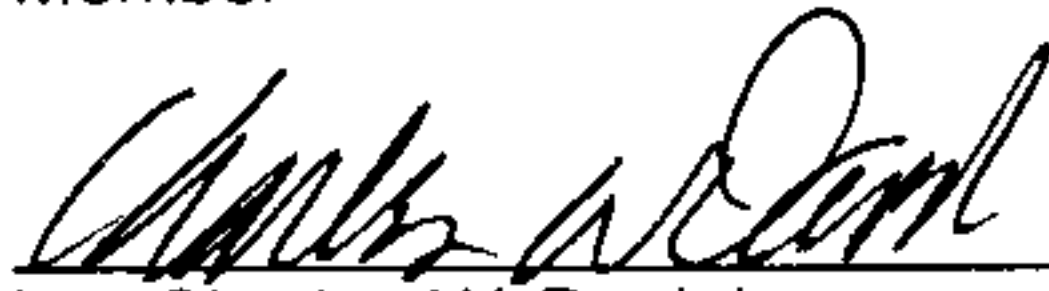
AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its managing member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July, 2017.

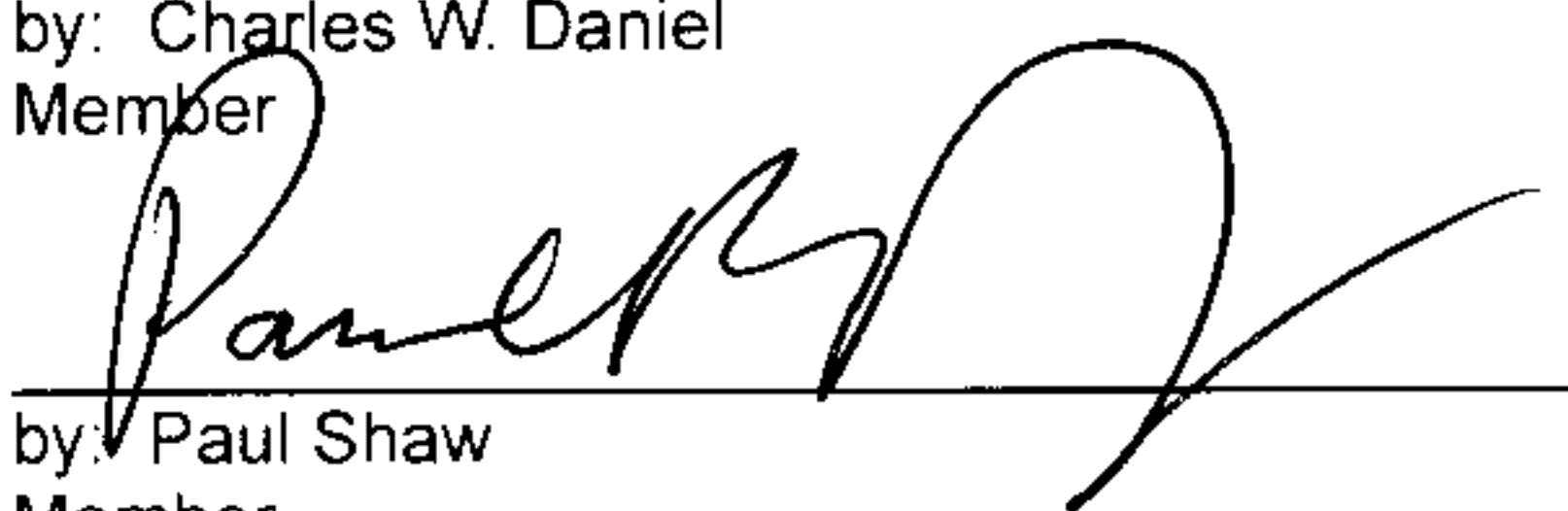
DOUBLE MOUNTAIN, LLC



by: Emmett F. Hildreth, Jr.
Member



by: Charles W. Daniel
Member



by: Paul Shaw
Member



20170714000251250 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
07/14/2017 10:33:07 AM FILED/CERT

State of Alabama

County of Shelby

I, , a Notary Public in and for said County in said State, hereby certify that Emmett F. Hildreth, Jr., Charles W. Daniel, and Paul Shaw, whose names as Members of Double Mountain, LLC are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2017.



Notary Public, State of Alabama

My Commission Expires: 10/20/2020



20170714000251250 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

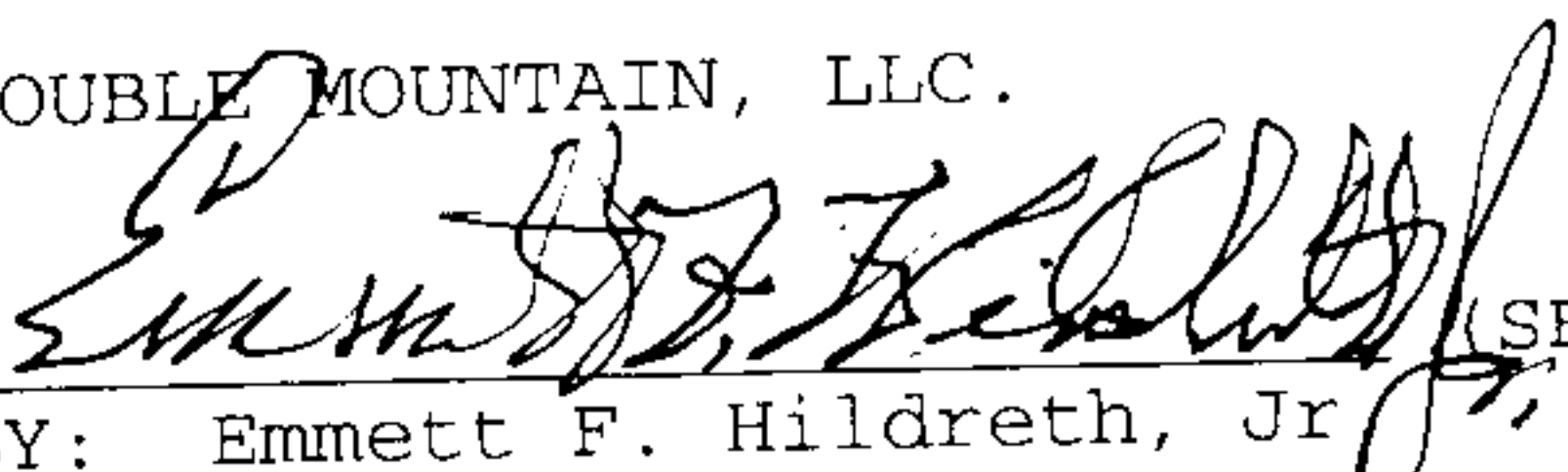
DESCRIPTION: Being a part of Instrument 1994-29305, as recorded in the Probate Office of Shelby County, Alabama.

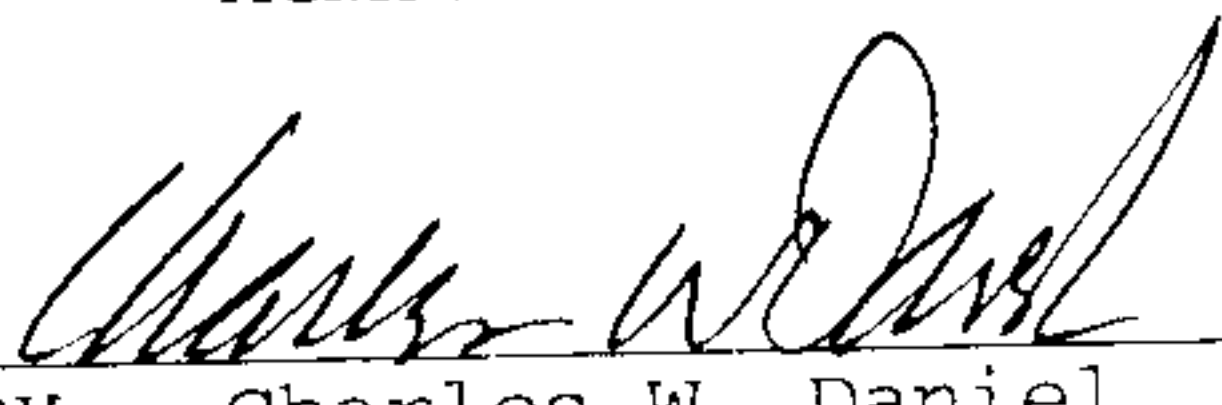
COMMENCE at the Northeast Corner of Section 16, Township 20 South, Range 2 West; Thence run North 89°27'00" West along the North line of Section 16 a distance of 370.65 feet to a point on the easterly right-of-way of Shelby County Highway #11; Thence leaving the North line of Section 16 run South 27°26'14" West along the easterly right-of-way of County Highway #11 a distance of 226.87 feet to the POINT OF BEGINNING of the tract of land herein described. Thence run South 27°26'14" West along said right-of-way a distance of 132.68 feet to a point to a curve to the right with a radius of 2890.17 feet, with a delta angle of 00°58'38", a chord bearing of South 27°55'34" West, and a chord length of 49.30 feet; Thence run along said curve and road right-of-way a distance of 49.30 feet to a reverse curve to the left with a radius of 78.50 feet, with a delta angle of 44°00'31", a chord bearing of South 06°24'37" West, and a chord length of 58.82 feet; Thence run along said curve and road right-of-way a distance of 60.30 feet to a point on the Easterly right-of-way of County Highway 334; Thence leaving County Highway 11 run South 15°35'38" East along the Easterly right-of-way of County Highway 334 a distance of 36.94 feet to a point to a curve to the right with a radius of 260.96 feet, with a delta angle of 39°31'38", a chord bearing of South 04°10'11" West, and a chord length of 176.49 feet; Thence run along said curve and right-of-way a distance of 180.03 feet to a reverse curve to the left with a radius of 231.15 feet, with a delta angle of 37°52'25", a chord bearing of South 04°59'48" West, and a chord length of 150.03 feet; Thence run along said curve and right-of-way a distance of 152.79 feet; Thence leaving County Highway 334 run North 53°02'52" East a distance of 431.00 feet to a point; Thence run North 36°27'11" West a distance of 400.00 feet to a point to the POINT OF BEGINNING.

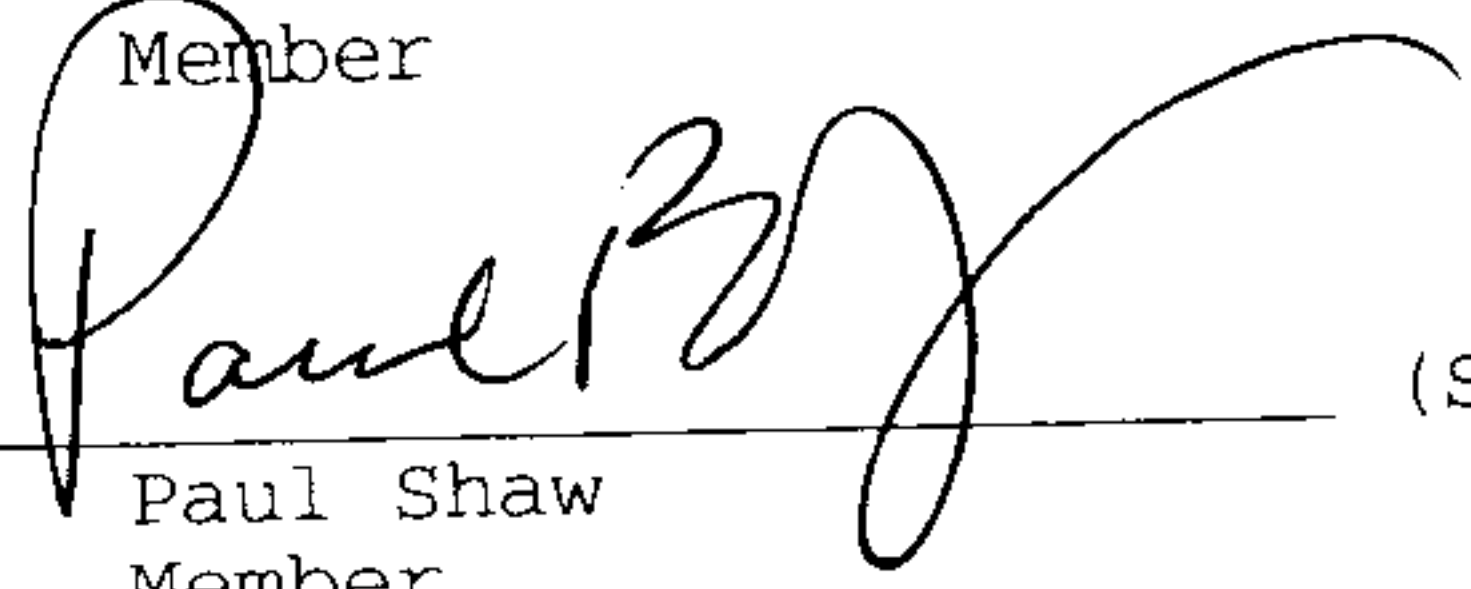
Said tract of land containing 2.30 Acres or 100,130 Sq.ft. more or less.

Sale of 2.30 acres in Pelham, AL

DOUBLE MOUNTAIN, LLC.

 (SEAL)
BY: Emmett F. Hildreth, Jr.
Member

 (SEAL)
BY: Charles W. Daniel
Member

 (SEAL)
BY: Paul Shaw
Member



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EXHIBIT "B" EXCEPTIONS

1. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 448; and Deed Book 127, Page 509, in Probate Office (as to Section 2, Township 20 South, Range 2W).
4. Right of way to AB&A Railroad Company as recorded in Deed Book 40, Page 106, in Probate Office (as to Section 2, Township 20 South, Range 2W).
5. Rights of way to Shelby County as recorded in Deed Book 180, Page 544; Deed Book 180, Page 532; Deed Book 180, Page 598; and Deed Book 181, Page 295, in Probate Office (as to Section 2, Township 20 South, Range 2W).
6. Right of way for roadway as recorded in Deed Book 40, Page 368, in Probate Office (as to Section 2, Township 20 South, Range 2W).
7. Rights of other parties in and to the use of Non-Exclusive Ingress-Egress Easement Agreement granted to Grey Oaks Properties, L.L.C., as recorded in Instrument #20050404000152870, in Probate Office (as to Section 2, Township 20 South, Range 2 West).
8. Terms, conditions, and restrictions set forth in Non-Exclusive Ingress-Egress Easement Agreement granted to Grey Oaks Properties, L.L.C., as recorded in Instrument #20050404000152870, in Probate Office (as to Section 2, Township 20 South, Range 2 West).
9. Any part of caption lands lying within the prescriptive right of way of Shelby County Road No. 334 as shown on survey of Christopher R. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
10. Private Sign Easements adjacent to Grey Oaks Parkway as set forth on Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in Probate Office, and as shown on survey of Christopher M. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
11. Bridge and utility easements adjacent to Grey Oaks Parkway as set forth on Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in Probate Office, and as shown on survey of Christopher M. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).



20170714000251250 4/5 \$28.00
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Sale of 2.3 acres in Pelham, AL

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Double Mtn LLC
Mailing Address Pelham

Grantee's Name City of Pelham
Mailing Address PO BOX 1419
Pelham AL 35124

Property Address Vacant

Date of Sale 7 / 13 / 17
Total Purchase Price \$ 20,000.00



20170714000251250 5/5 \$28.00
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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

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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1