

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

Send Tax Notice to:
City of Pelham
P. O. Box 1419
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED SEVENTY THREE THOUSAND AND NO/00 DOLLARS (\$273,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jean Elizabeth Stameris and Michael A. Stameris, as Trustees of the Jean E. Stameris Trust as established under the Last Will & Testament of Mary Margaret Ramer, deceased and Sally Jane Locke and Jim Conrad, as Trustees of the Sally J. Locke Trust as established under the Last Will & Testament of Mary Margaret Ramer, deceased (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **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 2018 property taxes and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of ^{November}~~October~~, 2017.

JEAN E. STAMERIS TRUST


Jean Elizabeth Stameris, Trustee


Michael A. Stameris, Trustee

SALLY J. LOCKE TRUST


Sally Jane Locke, Trustee


Jim Conrad, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jean Elizabeth Stameris and Michael A. Stameris, as Trustees of the Jean E. Stameris Trust as established under the Last Will & Testament of Mary Margaret Ramer, deceased, whose names 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 conveyance they executed the same voluntarily in their capacity as Trustees on the day the same bears date.

Given under my hand and official seal this 3rd day of ^{November}~~October~~, 2017.


Notary Public

My Commission Expires: 9-11-19

(ADDITIONAL ACKNOWLEDGMENTS ATTACHED)


20171107000404090 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/07/2017 12:24:29 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jim Conrad, as Trustee of the Sally J. Locke Trust as established under the Last Will & Testament of Mary Margaret Ramer, deceased, whose name 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 executed the same voluntarily in his capacity as Trustee on the day the same bears date.



Given under my hand and official seal this 3rd day of ^{November}~~October~~, 2017.

Kullen R. Jentura
Notary Public

My Commission Expires: 9-11-19

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sally Jane Locke, as Trustee of the Sally J. Locke Trust as established under the Last Will & Testament of Mary Margaret Ramer, deceased, whose name 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 she executed the same voluntarily in her capacity as Trustee on the day the same bears date.

Given under my hand and official seal this 6th day of ^{November}~~October~~, 2017.

Kullen R. Jentura
Notary Public


My Commission Expires: 9-11-19



20171107000404090 2/4 \$29 00
Shelby Cnty Judge of Probate, AL
11/07/2017 12:24:29 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the NE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West; thence run South 89 degrees 33 minutes 48 seconds East along the South line of said 1/4-1/4 section a distance of 1295.20 feet to a point being the SE corner of the NE 1/4 of the SE 1/4 of said section; thence run North 00 degrees 54 minutes 43 seconds East along the East line of said 1/4-1/4 section a distance of 1304.35 feet to a point being the NE corner of the NE 1/4 of the SE 1/4 of said section, said point also being the southeast corner of Lot 29, according to the Survey of Little Oak Ridge Estates 2nd Sector as recorded in map Book 5, Page 39, in the Probate Office of Shelby County, Alabama; thence run North 88 degrees 46 minutes 11 seconds West along the North line of said 1/4-1/4 section a distance of 821.66 feet to a point being the southwest corner of Lot 15, according to the Survey of Little Oak Ridge Estates Sector 1, as recorded in Map Book 5, Page 30, in the Probate Office of Shelby County, Alabama and a point lying on the easterly right of way line of Ridge Drive; thence leaving the North line of said 1/4-1/4 section along a nontangent curve to the right with a radius of 165.98 feet, with a delta angle of 13 degrees 27 minutes 34 seconds, a chord bearing of South 52 degrees 32 minutes 22 seconds West, and a chord length of 39.90 feet; thence run along said curve and the easterly right of way of Ridge Drive a distance of 38.99 feet to a point on the East right of way of Crestmont Drive; thence run South 12 degrees 36 minutes 40 seconds West along the East right of way of Crestmont Drive a distance of 348.93 feet to a point; thence leaving the East right of way line of Crestmont Drive run North 59 degrees 21 minutes 52 seconds West a distance of 108.63 feet to the northeast corner of Lot 44, according to the Resurvey of Crestmont, as recorded in Map Book 22, Page 30, in the Probate Office of Shelby County, Alabama; thence run South 30 degrees 22 minutes 10 seconds West along the East line of the Resurvey of Crestmont a distance of 720.01 feet to the southeast corner of Lot 33 of the Resurvey of Crestmont; thence run South 30 degrees 14 minutes 30 seconds West along the East line of the Resurvey of Crestmont a distance of 434.741 feet to the southeast corner of Lot 26 of the Resurvey of Crestmont; thence leaving the East line of the Resurvey of Crestmont run South 88 degrees 44 minutes 07 seconds East a distance of 289.11 feet to a point to the POINT OF BEGINNING.


20171107000404090 3/4 \$29.00
Shelby Cnty Judge of Probate: AL
11/07/2017 12:24:29 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : The Jean Stameris Trust
Mailing Address 299 Cypress Street
Brookline, MA 02445

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

The Sally J. Locke Trust
1800 Providence Park, Ste 100
Birmingham, AL 35242

Property Address: Oak Ridge Drive
Pelham, AL

Date of Sale 11-3-17
Total Purchase Price \$ 273,000.00
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 -

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 11-3-17

Sign Jim Conrad
(Grantor/Grantee/Owner/Agent) circle one
Print JIM CONRAD

Unattested

(Verified by)

Form RT-1

