

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE MILLION AND NO/00 DOLLARS (3,000,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **KRA REAL ESTATE, LLC, an Alabama limited liability company (herein referred to as grantor, whether one or more)** does 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, 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 **KRA REAL ESTATE, LLC**, by Kenneth R. Adams, as Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of December, 2017.

**KRA REAL ESTATE, LLC, an Alabama
Limited Liability Company**

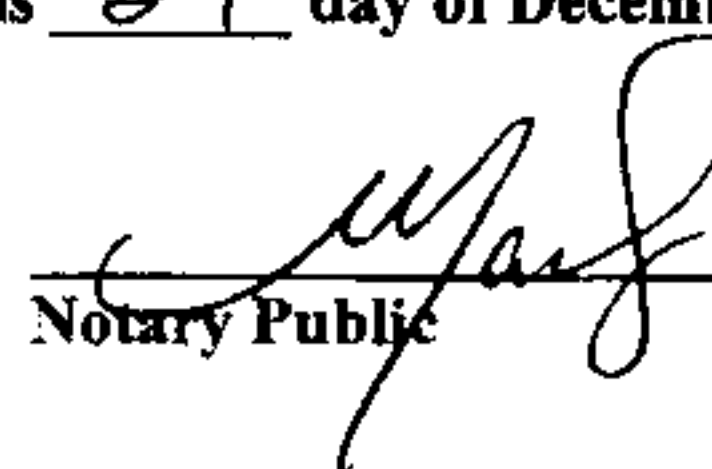

By: Kenneth R. Adams, Member

STATE OF Florida
COUNTY OF Miami Dade

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Adams, whose name as Member of KRA Real Estate, 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 executed the same voluntarily in his capacity as Member on the day the same bears date.

Given under my hand and official seal this 29 day of December, 2017.

My Commission Expires: 10-28-19


Notary Public



Maria Victoria Diaz
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF931817
Expires 10/28/2019



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:


Begin at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, and run North 00 degrees 13 minutes 04 seconds East along the West line of said Northeast Quarter for 2,669.99 feet to the Northwest corner of said Northeast Quarter of Section 25; thence run North 00 degrees 18 minutes 32 seconds West along the West line of the Southeast Quarter of Section 24, Township 20 South, Range 3 West for 1,321.06 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 3 West; thence run North 89 degrees 55 minutes 41 seconds West along the South line of said Southwest Quarter for 1,979.01 feet to a point on the East right of way line of US Highway No. 31, said point being on a curve to the right having a radius of 2,126.80 feet and a central angle of 12 degrees 40 minutes 42 seconds; thence run along said right of way line a chord bearing of North 00 degrees 04 minutes 25 seconds West for 470.62 feet; thence run South 80 degrees 12 minutes 50 seconds East for 416.43 feet; thence run North 09 degrees 44 minutes 50 seconds East for 208.49 feet; thence run North 80 degrees 07 minutes 11 seconds West for 418.85 feet to a point on the East right of way line of U.S. Highway No. 31, said point being on a curve to the right having a radius of 2,126.80 feet and a central angle of 01 degrees 09 minutes 25 seconds; thence run along said right of way line a chord bearing of North 12 degrees 28 minutes 55 seconds East for 42.94 feet; thence run South 80 degrees 15 minutes 10 seconds East for 329.24 feet; thence run North 09 degrees 51 minutes 12 seconds East for 653.12 feet to a point on the North line of the Northwest Quarter of the Southwest Quarter of said Section 24; thence run North 79 degrees 45 minutes 09 seconds West for 331.95 feet to a point on the East right of way line of U.S. Highway No. 31; thence run North 09 degrees 33 minutes 43 seconds East for 935.41 feet to a point on the South right of way line of Atlantic Coast Railroad, said point being on a curve to the left having a radius of 2,057.53 feet; thence run along said curve and said right of way line a chord bearing of South 70 degrees 03 minutes 19 seconds East for 245.55 feet; thence run South 73 degrees 28 minutes 27 seconds East for 4.45 feet; thence run South 63 degrees 13 minutes 41 seconds West for 94.59 feet; thence run North 89 degrees 49 minutes 55 seconds West for 130.00 feet; thence run South 81 degrees 38 minutes 02 seconds East for 70.00 feet; thence run South 39 degrees 38 minutes 02 seconds East for 359.54 feet; thence run North 52 degrees 17 minutes 58 seconds East for 236.36 feet; thence run South 73 degrees 28 minutes 26 seconds East for 1,337.61 feet; thence run North 00 degrees 07 minutes 33 seconds West for 104.12 feet to a point on the Southerly right of way line of Atlantic Coast Railroad and the point of beginning of a curve to the right having a radius of 1,659.00 feet; thence run along said curve and said right of way line a chord bearing of South 36 degrees 15 minutes 09 seconds East for 2,098.74 feet to the point of a tangent to said curve; thence run South 00 degrees 00 minutes 40 seconds East along said tangent and said right of way line for 1,513.83 feet; thence run North 88 degrees 36 minutes 21 seconds West for 613.85 feet; thence run South 00 degrees 09 minutes 19 seconds West for 2,668.56 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter of said Section 25; thence run North 88 degrees 44 minutes 08 seconds West along said Quarter-Quarter line for 658.47 feet to the point of beginning.

TRACT IIA:

Commence at the Southwest corner of the Southeast Quarter of Section 24, Township 20 South, Range 3 West, and run South 88 degrees 36 minutes 21 seconds East along the South line of said Quarter section for 1,369.47 feet to a point on the East right of way line of Atlantic Coast Railroad and the point of beginning of the tract of land herein described, said point of beginning being on the East right of way line of Atlantic Coast Railroad; thence continue along the last described course for 155.49 feet to the West right of way line of Interstate Highway No. 65, said point being on a curve to the left having a radius of 28,497.89 feet; thence run along said right of way line a chord bearing of North 04 degrees 33 minutes 37 seconds West for 1,299.22 feet; thence run North 23 degrees 40 minutes 51 seconds West for 130.53 feet to a point on the East right of way line of Atlantic Coast Railroad; thence run South 00 degrees 00 minutes 40 seconds East along said right of way line for 1,410.75 feet to the point of beginning.

TRACT IIB:

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 24, Township 20 South, Range 3 West and run North 89 degrees 18 minutes 03 seconds East along the South line of said Quarter-Quarter Section for 791.29 feet to a point on the Southwest right of way line of Atlantic Coast Railroad; thence run South 56 degrees 20 minutes 32 seconds East for 344.43 feet to a point on the Northwest right of way line of said railroad and the point of beginning of the tract herein described; thence run North 55 degrees 37 minutes 47 seconds East for 38.96 feet; thence North 36 degrees 13 minutes 56 seconds West for 417.29 feet; thence run North 61 degrees 28 minutes 04 seconds West for 204.96 feet; thence run South 36 minutes 26 seconds 33 seconds West for 31.47 feet to a point on the Northeast right of way line of said railroad; said right of way line having a radius of 1,759.00 feet; thence run along said right of way line a chord bearing of South 45 degrees 27 minutes 19 seconds East for 600.14 feet to the point of beginning.


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PARCEL II:

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 89 degrees 55 minutes 41 seconds West along the North line of the South One-Half of the Southwest Quarter for a distance of 1,979.01 feet to the Easterly right of way of Highway No. 31 (right of way width = 200 feet); said point also being the point of a curvature of a curve to the right, having a radius of 2,126.80 feet, a central angle of 12 degrees 40 minutes 42 seconds, a chord length of 469.66 feet and a chord bearing North 00 degrees 04 minutes 25 seconds West; thence continue along the arc of said curve and said right of way for a distance of 470.62 feet to the point of beginning; said point also being the point of curvature of a curve to the right, having a radius of 2,126.80 feet, a central angle of 05 degrees 38 minutes 17 seconds, a chord length of 209.20 feet and a chord bearing North 09 degrees 05 minutes 05 seconds East; thence continue along the arc of said curve and said right of way for a distance of 209.28 feet; thence leaving said right of way run South 80 degrees 07 minutes 52 seconds East for a distance of 418.28 feet; thence run South 09 degrees 35 minutes 26 seconds West for a distance of 208.58 feet; thence run North 80 degrees 12 minutes 50 seconds West for a distance of 416.43 feet to the point of beginning.

PARCEL III:


A parcel of land situated in the East One-Half of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a found 4-inch pipe marking the SW corner of the NW 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 3 West and run North 00 degrees 12 minutes 16 seconds East along the West line of said 1/4-1/4 Section for a distance of 1336.15 feet to a found 2-inch crimped pipe marking the NW corner of said 1/4-1/4 Section, said point also being the SW corner of the NE 1/4 of said Section 25; thence leaving said West line run South 88 degrees 44 minutes 55 seconds East along the North line of said 1/4-1/4 Section and along the South line of said NE 1/4 for a distance of 658.86 feet to a found 5/8-inch rebar; thence leaving said North and South line run North 00 degrees 07 minutes 27 seconds East for a distance of 2,668.27 feet to a found 5/8-inch capped rebar stamped (Arrington) on the North line of said Section 25; thence run South 88 degrees 34 minutes 54 seconds East along said North line for a distance of 613.76 feet to a found 2-inch crimped pipe on the Westernmost right of way of the CSXT Railroad right of way (100-foot right of way); thence leaving said North line run South 00 degrees 07 minutes 19 seconds West along said railroad right of way for a distance of 1822.20 feet to a set 5/8-inch capped rebar stamped CA-560LS (GSA) and the point of beginning of a spiral curve turning to the left; thence along the chord said spiral curve South 01 degrees 54 minutes 00 seconds East for a distance of 205.01 feet to a set 5/8-inch capped rebar stamped CA-560LS and the point of beginning of a simple curve turning to the left, said curve having a radius of 1005.37 feet, a central angle of 37 degrees 37 minutes 57 seconds, a chord bearing of South 24 degrees 41 minutes 05 seconds East, a chord length of 648.53 feet; thence run along the arc of said curve and along said railroad right of way for a distance of 660.34 feet to a found concrete monument marking the intersection of said railroad right of way with the Westernmost right of way of Interstate 65 (right of way varies); thence leaving said railroad right of way run South 02 degrees 18 minutes 22 seconds East along said Interstate 65 right of way for a distance of 1392.14 feet to a set 5/8-inch capped rebar stamped CA-560LS (GSA) on the South line of the North 1/2 of the SE 1/4 of said Section 25; thence run North 88 degrees 50 minutes 36 seconds West along said South line for a distance of 1612.93 feet to the point of beginning.

LESS AND EXCEPT the following described property which is being conveyed from GRANTOR to GRANTEE by separate deed:

Parcel 1

Begin at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, and run North 00 degrees 13 minutes 04 seconds East along the West line of said Northeast Quarter for 2,669.99 feet to the Northwest corner of said Northeast Quarter of Section 25; thence run South 88 degrees 36 minutes 21 seconds East along the North line of said Northeast Quarter for 655.59 feet; thence run South 00 degrees 09 minutes 19 seconds West for 2,668.56 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter of said Section 25; thence run North 88 degrees 44 minutes 08 seconds West along said Quarter-Quarter line for 658.47 feet to the point of beginning.


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(CONTINUATION OF LESS & EXCEPT)

Parcel 2

A parcel of land situated in the East one-half of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Beginning at a found 4 inch pipe marking the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West and run North $00^{\circ}12'16''$ East along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 1336.15 feet to a found 2 inch crimped pipe marking the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ section, said point also being the SW corner of the NE $\frac{1}{4}$ of said Section 25; thence leaving said West line run South $88^{\circ}44'55''$ East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section and along the South line of said NE $\frac{1}{4}$ for a distance of 658.86 feet to a found 5/8 inch rebar; thence leaving said North and South line run North $00^{\circ}07'27''$ East for a distance of 2668.27 feet to a found 5/8 inch capped rebar stamped (Arrington) on the North line of said Section 25; thence run South $88^{\circ}34'54''$ East along said North line for a distance of 613.76 feet to a found 2 inch crimped pipe on the Western-most right of way of the CSXT Railroad right of way (100' R.O.W.); thence leaving said North line run South $00^{\circ}07'19''$ West along said railroad right of way for a distance of 1822.20 feet to a set 5/8" capped rebar stamped CA-560LS (GSA) and the point of beginning of a spiral curve turning to the left, thence along the chord of said spiral curve South $01^{\circ}54'00''$ East for a distance of 205.01 feet to a set 5/8 inch capped rebar stamped CA-560LS and the point of beginning of a simple curve turning to the left, said curve having a radius of 1005.37 feet, a central angle of $37^{\circ}37'57''$, a chord bearing of South $24^{\circ}41'05''$ East, a chord length of 648.53 feet; thence run along the arc of said curve and along said railroad right of way for a distance of 660.34 feet to a found concrete monument marking the intersection of said railroad right of way with the Western-most right of way of Interstate 65 (R.O.W. Varies); thence leaving said railroad right of way run South $02^{\circ}18'22''$ East along said Interstate 65 right of way for a distance of 1392.14 feet to a set 5/8 inch capped rebar stamped CA-560LS (GSA) on the South line of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 25; thence run North $88^{\circ}50'36''$ West along said South line for a distance of 1612.93 feet to the point of beginning.



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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 : KRA Real Estate, LLC
Mailing Address 1300 S. Miami Ave., Unit 4405
Miami, FL 33103

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

Property Address: Cty. Rd. 52
Pelham, AL

Date of Sale 12-29-17
Total Purchase Price \$ 3,000,000.00
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 12-29-17

Sign Ken Adams, member
(Grantor/Grantee/Owner/Agent) circle one
Print KRA REAL ESTATE, LLC

Unattested

(Verified by)

Form RT-1



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