

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)

That as a donation by GRANTOR to GRANTEE, the undersigned KRA REAL ESTATE, LLC, an Alabama limited liability company (herein referred to as grantor, whether one or more) does grant, give 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

Kenneth R. Adams
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

Maria Victoria Diaz
Notary Public



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



20180104000004720 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/04/2018 03:48:02 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION


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.

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°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°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°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°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°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°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°37'57", a chord bearing of South 24°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°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°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 \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,748,010.00

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 - Warranty Deed

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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