

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One Million Three Hundred Thousand and no/100 Dollars (\$1,300,000.00) in hand paid to the CITY OF PELHAM, ALABAMA, a municipal corporation ("GRANTOR"), by PELHAM BOARD OF EDUCATION ("GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey to GRANTEE the following described real estate situated in Shelby County, Alabama, together with all improvements, appurtenances and rights thereto (the "Property") to-wit:

See legal description of the Property attached hereto as Exhibit E-1

Subject to permitted encumbrances attached hereto as Exhibit E-2

The consideration stated above, the receipt and sufficiency of which is acknowledged by Grantor, was paid by Seller with a purchase money Real Estate Mortgage Note and Purchase Money Mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

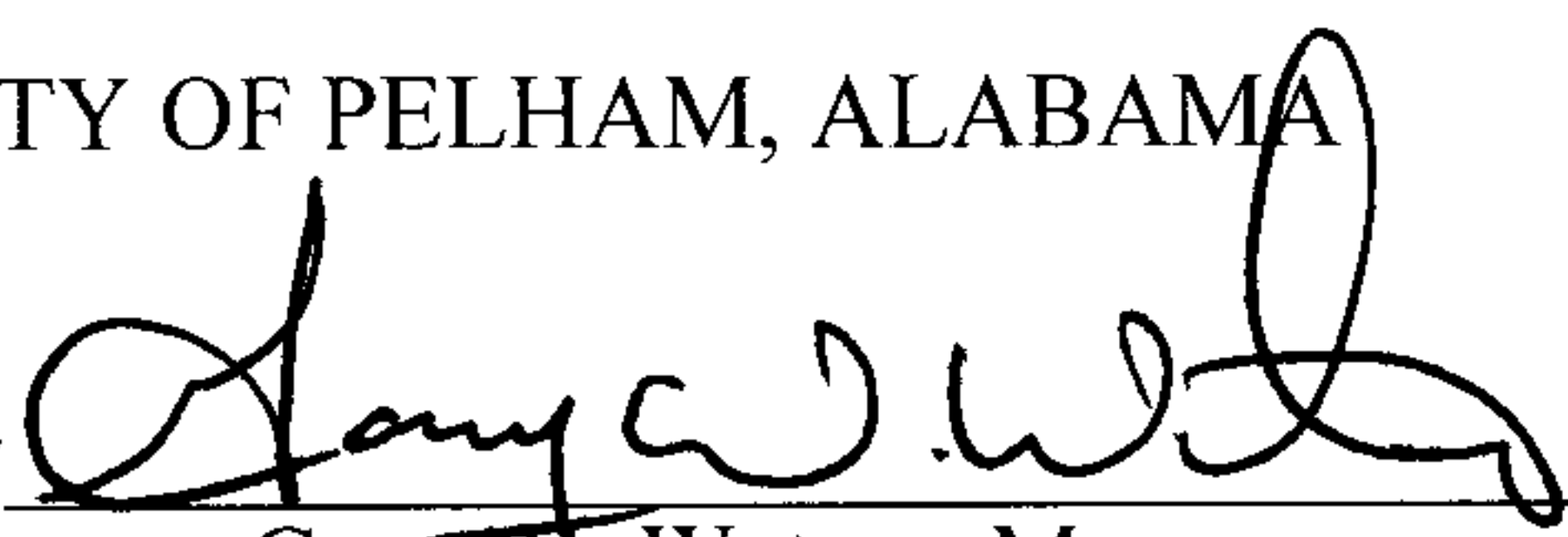
And Grantor does for itself and for its successors and assigns, covenant with Grantee, Grantee's successors and assigns, that it is seized and possessed of said Property and has the right to convey it, and it warrants the title against all persons claiming by, through or under the Grantor (but not otherwise) and that the Property is free and clear of all encumbrances except for the permitted encumbrances.

IN WITNESS WHEREOF, GRANTOR by its Mayor, Gary Waters, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 27th day of August, 2018.

ATTEST:


Tom Seale, City Clerk/Treasurer

CITY OF PELHAM, ALABAMA

By 
Gary W. Waters, Mayor

[SEAL]

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary W. Waters, whose name as Mayor of the City of Pelham Alabama, 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 as such officer and with full authority, executed the same voluntarily for and as the act of said municipality.

Given under my hand and official seal this 27th day of August, 2018.

My commission expires: 9-11-19

This instrument prepared by: City of Pelham


Notary Public

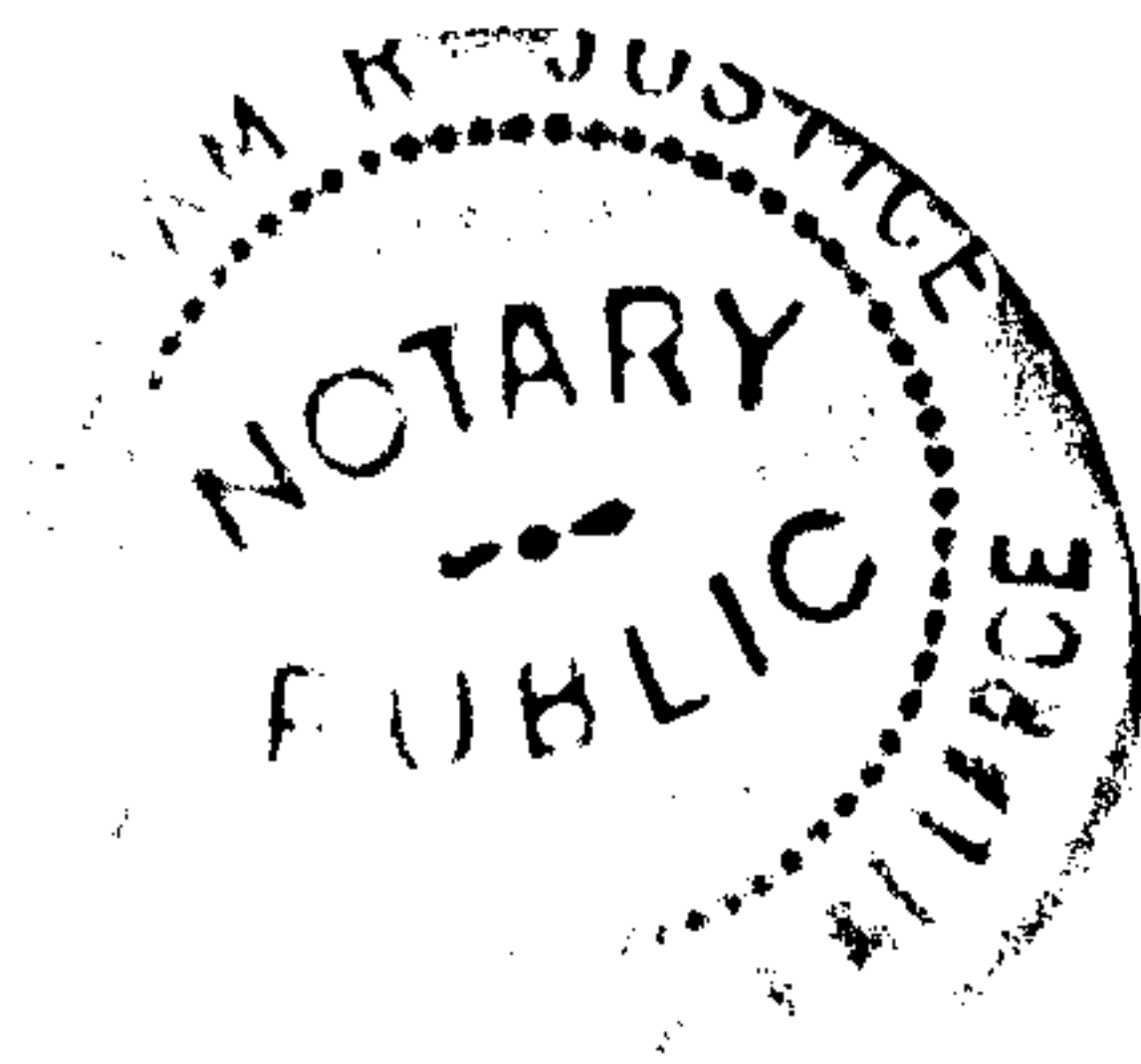


EXHIBIT E-1

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 13 and in the NW 1/4 of the NW 1/4 of Section 24, all in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 88°26'28" E along the North line of said 1/4-1/4 section a distance of 567.47' to the Point of Beginning; thence S 11°04'45" E a distance of 51.19'; thence N 78°50'59" E a distance of 192.16' to a point on the westerly right of way line of U.S. Highway 31; thence N 10°43'34" W, along said right of way, a distance of 96.45'; thence N 88°26'30" W a distance of 197.54'; thence S 11°04'45" E a distance of 88.71' to the Point of Beginning.

Containing 22,750 square feet or 0.52 acres, more or less.

Also described as Lot 2, Pelham City Complex, as recorded in Map Book 49, Page 84, in the Probate Office of Shelby County, Alabama.

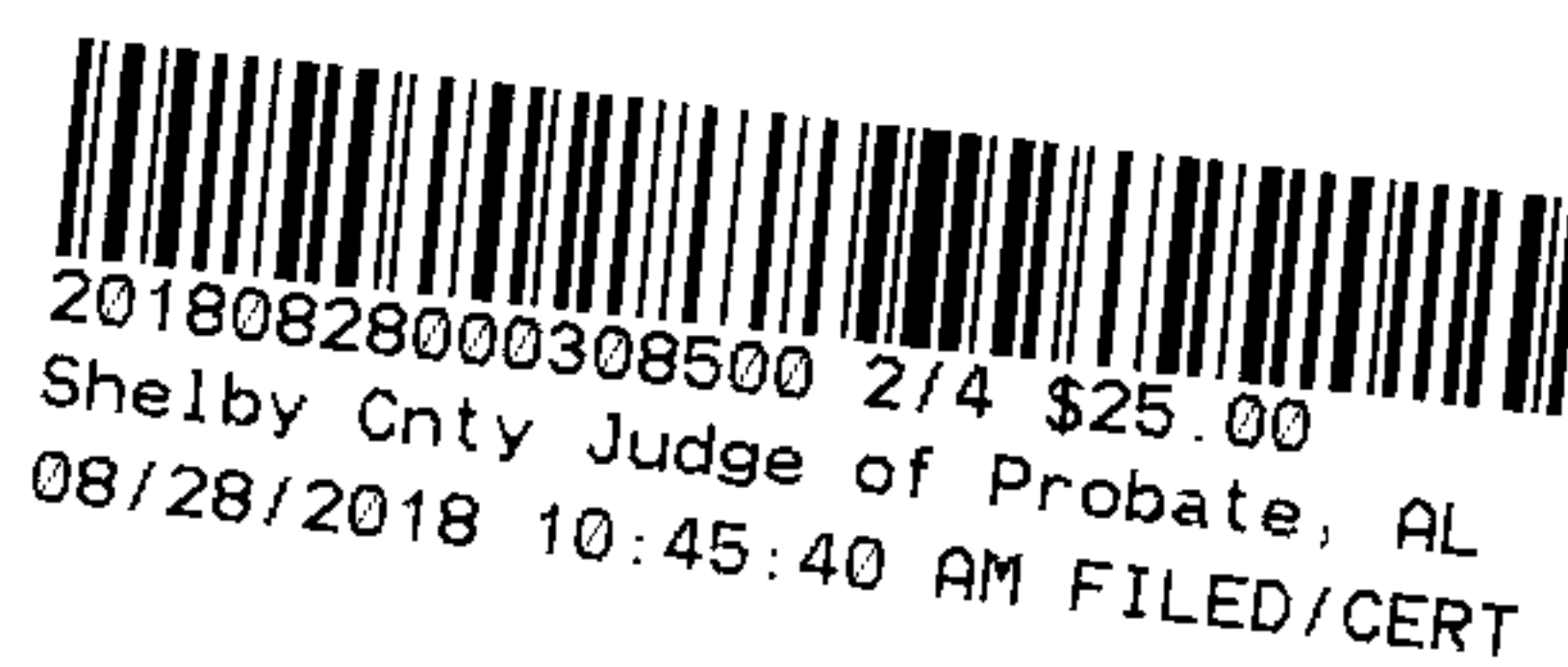



EXHIBIT E-2

PERMITTED ENCUMBRANCES

Less and except any portion of subject properties which may lie within the boundaries of any roadway.

Easements in favor of Alabama Power Company as recorded in Deed Volume 288, Page 126, and in Instrument #20071030000500100, both in the Office of the Judge of Probate of Shelby County, Alabama.


20180828000308500 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/28/2018 10:45:40 AM 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 : City of Pelham
Mailing Address P O Box 1419
Pelham, AL 35124

Grantee's Name: Pelham City Board of Education
Mailing Address: Pelham, AL 35124

Property Address: 3160 Pelham Parkway
Pelham, AL

Date of Sale 8-27-18
Total Purchase Price \$ 1,300,000.00
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
 x 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 8-27-18

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

✓ Print GARY W. WATERS

 Unattested

(Verified by)

Form RT-1



20180828000308500 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/28/2018 10:45:40 AM FILED/CERT