

This instrument was prepared by:
William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

20190801000275940
08/01/2019 08:50:46 AM
DEEDS 1/5

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Three Hundred Twelve Thousand Seven Hundred Ninety and no/100 Dollars (\$312,790.00) in hand paid to the CITY OF PELHAM, ALABAMA, a municipal corporation ("GRANTOR"), by SUMMER CLASSICS PROPERTIES, LLC, an Alabama limited liability company ("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 to-wit:

See legal description attached hereto as Exhibit A

Subject to permitted encumbrances attached hereto as Exhibit B

The purchase price was paid by loan secured by purchase money mortgage executed simultaneously herewith.

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

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the GRANTOR, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1975).

IN WITNESS WHEREOF, GRANTOR by its Mayor, Gary Waters, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 30th day of July, 2019.

Attest:


City Clerk

CITY OF PELHAM, ALABAMA

by


Gary Waters, Mayor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary 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 30th day of July, 2019.



William R. Justice
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at Southeast corner of Section 14, Township 20 South, Range 3 West; thence N $0^{\circ} 02' 33''$ E along the East line of said Section for a distance of 127.37 feet to a point; thence N $88^{\circ} 20' 47''$ W, leaving said Section Line, for a distance of 209.36 feet to a point lying on the Northeasterly right of way of a 100 foot wide CSX Railroad right of way; thence N $25^{\circ} 41' 47''$ W, along said right of way for a distance of 130.72 feet to a point, said point lying at the intersection of said CSX right of way and the eastern right of way line of Old Ashville Montevallo Highway (Lee Street); thence N $4^{\circ} 56' 47''$ W, leaving CSX right of way and along said road right of way for a distance of 801.50 feet to a point; thence N $1^{\circ} 27' 13''$ E, continuing along said road right of way for a distance of 249.15 feet to a point; thence S $88^{\circ} 20' 47''$ E, leaving said road right of way for a distance of 656.38 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 192.13 feet to a point lying on the westerly line of a 200 foot wide right of way for U.S. Highway 31; thence S $10^{\circ} 39' 24''$ E, along said right of way for a distance of 196.63 feet to a point; thence S $84^{\circ} 56' 14''$ W, leaving said right of way for a distance of 209.92 feet to a point; thence N $5^{\circ} 04' 47''$ W a distance of 218.17 feet to the POINT OF BEGINNING.

Above described parcel containing 0.95 Ac.+/-.

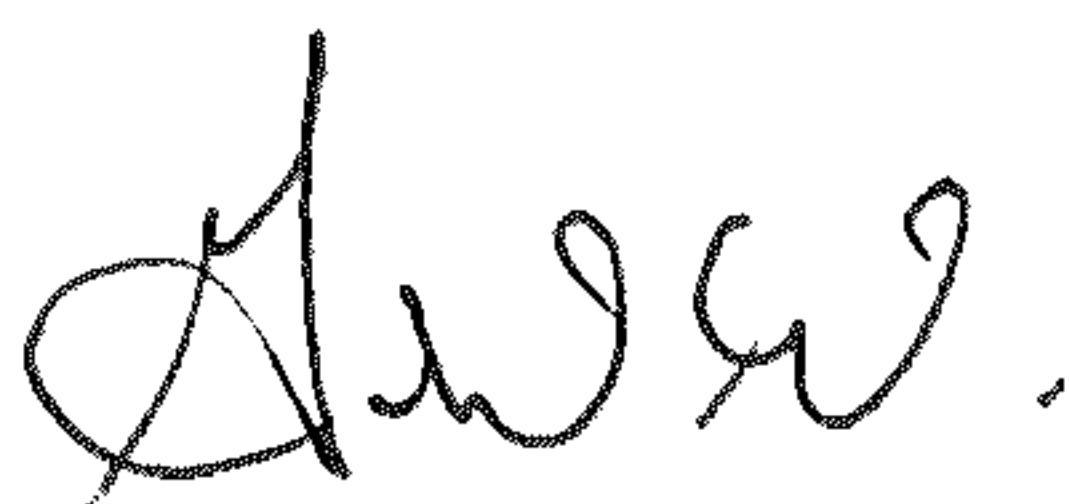
A handwritten signature in cursive script, appearing to read 'D. W. W.', followed by a period.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Easement recorded in Instrument 1999-39634 in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Power Company recorded in Deed Book 242, page 931; Deed Book 248, page 840; and Deed Book 329, page 795, all in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 241, page 383, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 101, page 517, in the Probate Office of Shelby County, Alabama.
5. Easements as set out in Instrument # 20130801000313270 recorded in the Probate Office of Shelby County, Alabama.
6. Terms and conditions of Resolution 2015-04-20-07 as recorded in Instrument # 20151007000351580 in the Probate Office of Shelby County, Alabama.
7. Terms and conditions of Resolution 2015-09-08-07 as recorded in Instrument # 20151007000351590 in the Probate Office of Shelby County, Alabama.

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 PO Box 1419
Pelham, AL 35124

Grantee's Name Summer Classics Properties, LLC
 Mailing Address PO Box 1747
Pelham, AL 35124

Property Address High 31
Pelham, AL

Date of Sale 7-31-19
 Total Purchase Price \$ 312,790.00
 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 7-31-19

Print GARY W. WATERS

Sign [Signature] Mayor
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2019 08:50:46 AM
 \$28.00 CATHY
 20190801000275940

Allen S. Bayl

Form RT-1