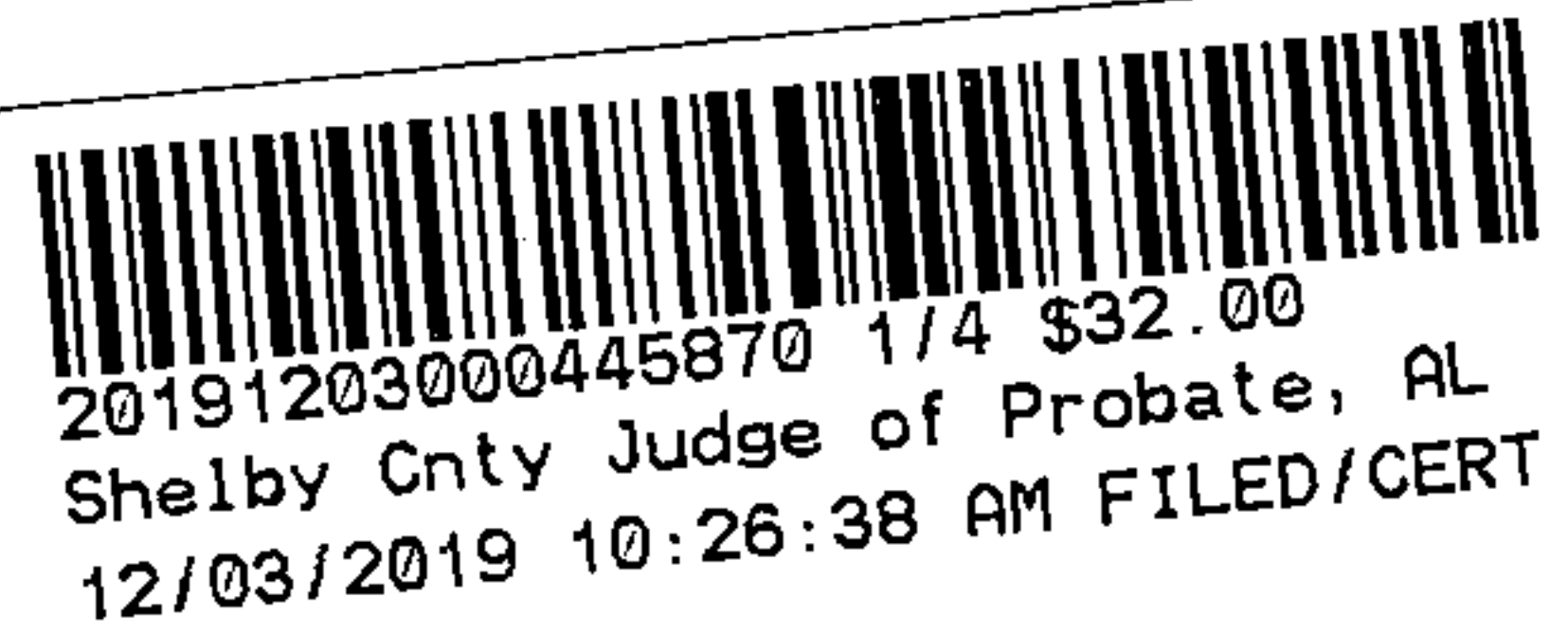


This instrument was prepared without evidence of title by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That the undersigned Housso LLC, a Texas limited liability company (herein referred to as GRANTOR), does grant, bargain, give and convey unto the City of Pelham, Alabama (herein referred to as GRANTEE) the following described real property, situated in Shelby County, Alabama, to-wit:

A Parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Commence at a 3" capped iron at the Northeast Corner of said Quarter-Quarter Section; thence run West along the North line of said Quarter-Quarter Section for a distance of 258.00 feet to a point on the Southwest Right-of-Way line of Atlantic Coast Railroad; thence turn a deflection angle to the left of 117° 16' 59" and run in a Southeasterly direction along said Southwest Right-of-Way line for a distance of 559.50 feet to a 1/2" open top iron found; thence turn a deflection angle to the right of 82° 09' 22" and run Southwesterly for a distance of 90.19 feet to an iron pin set with SSI cap at the Point of Beginning; thence turn a deflection to the left of 92° 56' 02" and run in a Southeasterly direction for a distance of 61.53 feet to an iron pin set with SSI cap; thence turn an interior angle to the left of 87° 03' 59" and run in a Southwesterly direction for a distance of 54.89 feet to a point on the Northeast Right-of-Way line of Lee Street; thence turn an interior angle to the left of 92° 35' 56" and run in a Northwesterly direction along said Northeast Right-of-Way line for a distance of 61.51 feet to a 1/2" open top iron found (bent); thence turn a deflection angle to the right of 92° 35' 56" (92° 09' 31" deed) and run in a Northeasterly direction for a distance of 54.53 feet to the Point of Beginning.

Subject to easements, restrictions, covenants, conditions, setbacks, encumbrances, and liens of record.

See plat attached hereto.

TO HAVE AND TO HOLD to the said GRANTEE and to 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 has hereunto set its hand and seal this 25th day
of October, 2019.

Houso LLC

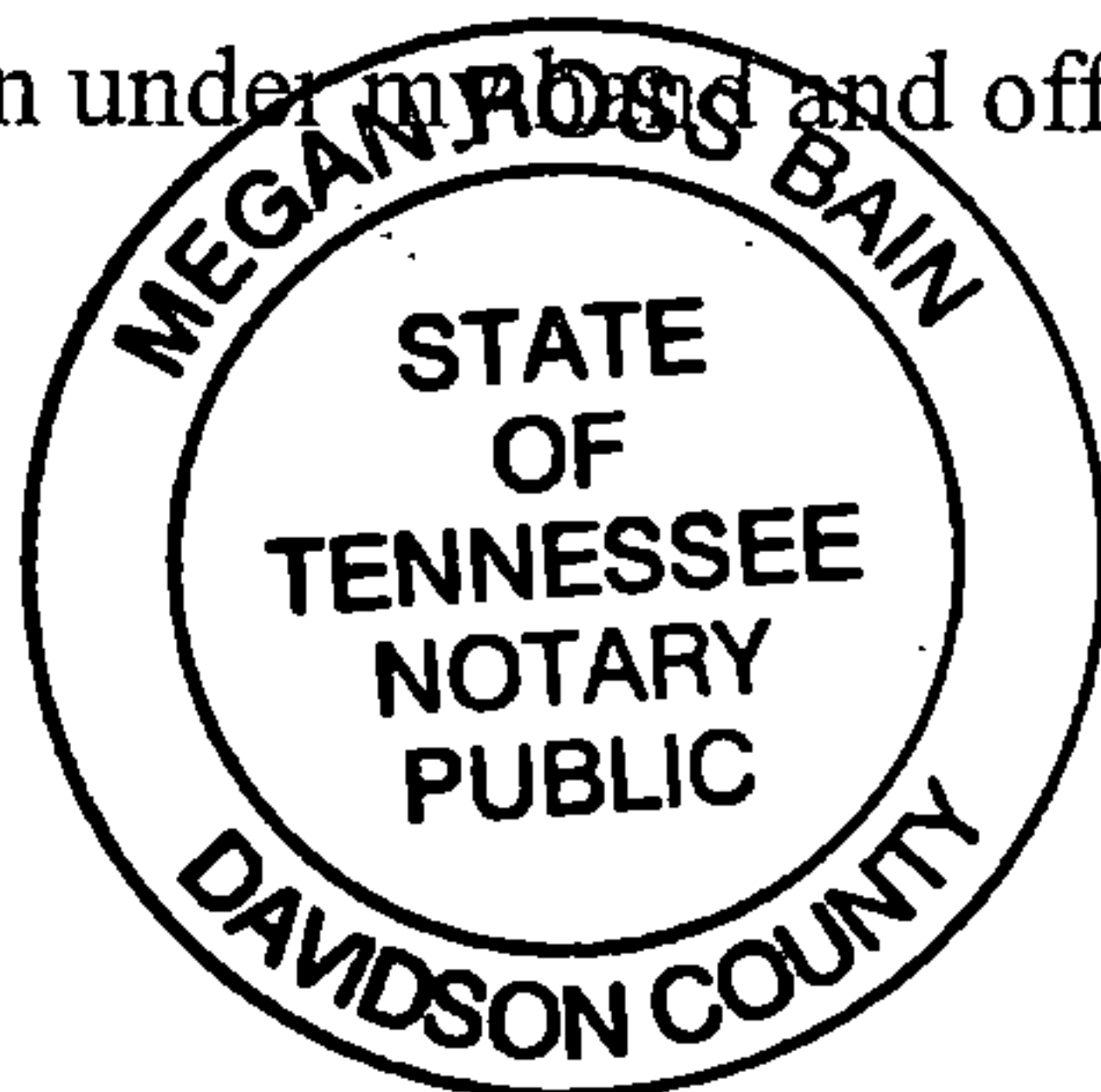
by

Michael R. Brady as its Managing Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael R. Brady, whose name as Managing Member of Houso 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 as such officer executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 25th day of October, 2019.



Megan Ross Bain
Notary Public
My commission expires:

Accepted by Grantee, the City of Pelham, Alabama, on this 25th day of October, 2019.

City of Pelham, Alabama

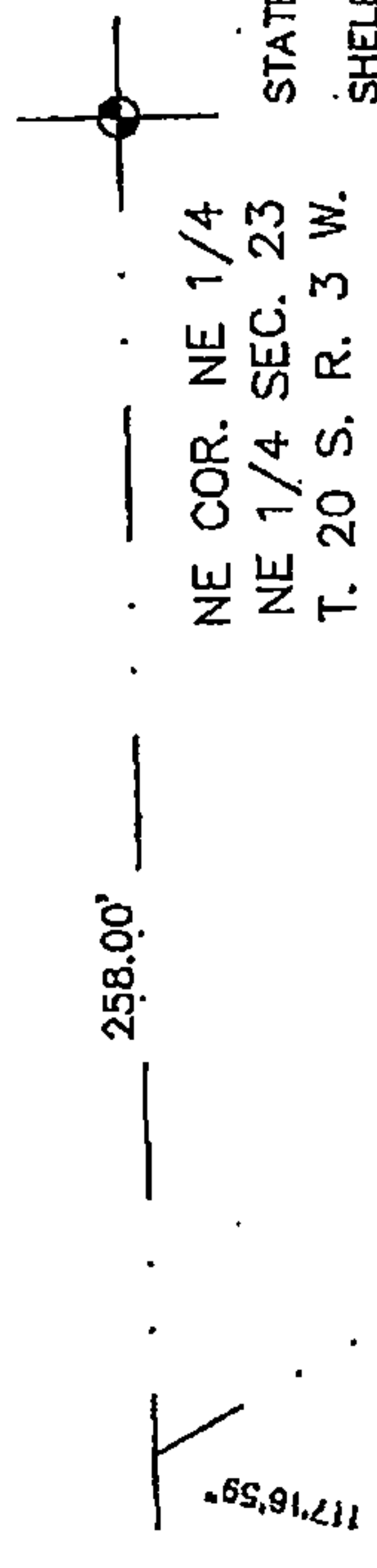
by

Gary Waters, Mayor



20191203000445870 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/03/2019 10:26:38 AM FILED/CERT

NE COR. NE 1/4
NE 1/4 SEC. 23
T. 20 S. R. 3 W.
STATE OF ALABAMA
SHELBY COUNTY



- LEGEND:
- ASPH = asphalt
 - BRG = bearing
 - BLDG = building
 - CALC = calculated
 - CAP = capped iron
 - CL = centerline
 - CH = chert
 - CONC = concrete
 - C = covered
 - d = deflection
 - d = curve delta angle
 - E = east
 - ESMT = easement
 - FC = fence
 - FD = foundation
 - HF = headwall
 - IF = iron pin found
 - IPF = iron pin found w/SSS cap
 - IPS = iron pin set w/SSS cap
 - LEAS = length
 - MEAS = measured
 - MIN = minimum
 - MH = manhole
 - N = north
 - CH = overhang
 - P = porch
 - PC = point of curve
 - POB = point of beginning
 - POC = point of commencement
 - PT = point of tangent
 - PVMT = pavement
 - R = radius
 - REC = recorded
 - RES = residence
 - ROW = right of way
 - S = south
 - SAN = sanitary
 - STM = storm
 - SWR = sewer
 - SYN = synthetic
 - UTL = utility
 - U = uncovered
 - W = west
 - Y = yard inlet
 - deg = degrees
 - min = minutes, in
 - sec = seconds, in
 - ft = feet, in distance
 - AC = acres
 - ± = more or less, or plus or minus

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed A Parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows;

Commence at a 3" capped iron at the Northeast Corner of said Quarter-Quarter Section; thence run West along the North line of said Quarter-Quarter Section for a distance of 258.00 feet to a point on the Southwest Right-of-Way line of Atlantic Coast Railroad; thence turn a deflection angle to the left of 117°16'59" and run in a Southeasterly direction along said Southwest Right-of-Way line for a distance of 559.50 feet to a 1/2" open top iron found; thence turn a deflection angle to the right of 82°09'22" and run Southwesterly for a distance of 90.19 feet to an iron pin set with SSI cap at the Point of Beginning; thence turn a deflection to the left of 92°56'02" and run in a Southeasterly direction for a distance of 61.53 feet to an iron pin set with SSI cap; thence turn an interior angle to the left of 87°03'59" and run in a Southwesterly direction for a distance of 54.89 feet to a point on the Northeast Right-of-Way line of Lee Street; thence turn an interior angle to the left of 92°35'56" and run in a Northwesterly direction along said Northeast Right-of-Way line for a distance of 61.51 feet to a 1/2" open top iron found (bent); thence turn a deflection angle to the right of 92°35'56" (92°09'31" deed) and run in a Northwesterly direction for a distance of 54.53 feet to the Point of Beginning.

I also certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 3191 Lee Street, according to my survey of September 7, 2018. Survey is not valid unless it is sealed with embossed seal or stamped in red. 10-09-2018 revise address.

SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965



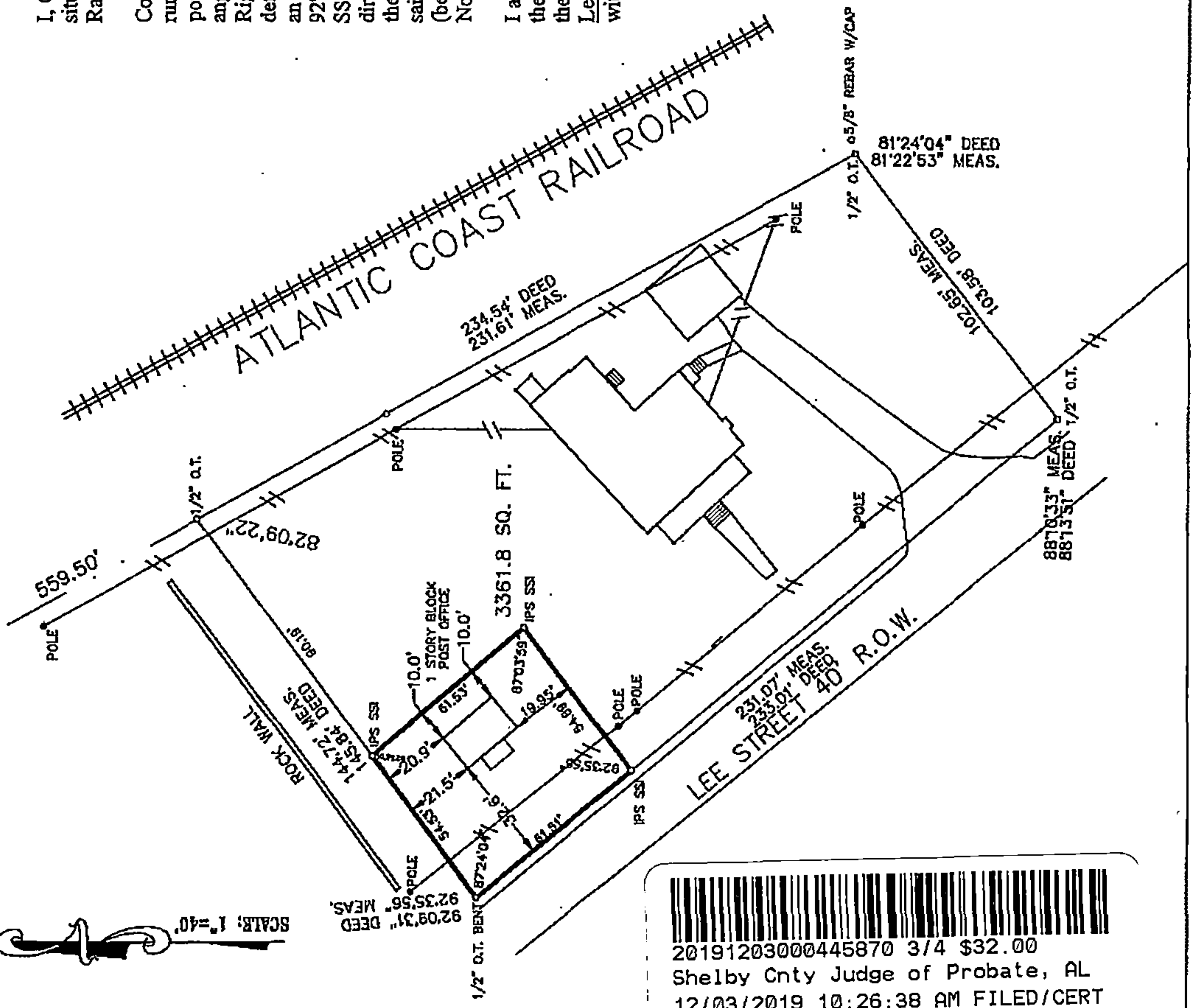
Carl Daniel Moore

Carl Daniel Moore, Reg. L.S. #12159

October 09, 2018

Date of Signature

Order No. 212656
Purchaser: City of Pelham
Type of Survey: As-Built Survey



20191203000445870 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/03/2019 10:26:38 AM FILED/CERT

\\ACAD\SUBDIVISION\SHELBY COUNTY\SECTIONS\24-20S-3W POST OFFICE

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Houssou LLC
Mailing Address 602 Nawakwa Trail
Madison, TN 37115

Grantee's Name City of Pelham, Alabama
Mailing Address PO Box 1419
Pelham, AL 35124

Property Address 3191 Lee Street
Pelham, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 10,100.00

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

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 _____

Print

Michael R Brady

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20191203000445870 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/03/2019 10:26:38 AM FILED/CERT

Form RT-1