



20200109000012810 1/3 \$523.50  
Shelby Cnty Judge of Probate, AL  
01/09/2020 11:16:36 AM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney  
Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:  
TOP SHELF PROPERTIES, LLC  
Attn: Russell Pate  
4232 Caldwell Mill Road  
Birmingham, AL 35243

Shelby County, AL 01/09/2020  
State of Alabama  
Deed Tax: \$495.50

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 6th day of January, 2020 by **TONY PETELOS** and wife, **TERESA PETELOS** ("Grantors"), in favor of **TOP SHELF PROPERTIES, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE MILLION FOUR HUNDRED NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$1,495,000.00)**, in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee, it successors and assigns in fee simple, the following described real property (the "Property") situated in **Shelby County, Alabama**:

A parcel of land situated in the SE ¼ of the NW ¼, and the SW ¼ of the NW ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the said SE ¼ of the NW ¼; thence run in a Southwesterly direction along the South boundary of the said SE ¼ of the NW ¼ a distance of 1231.25 feet; thence turn an angle of 104 deg. 15 min. 45 sec. to the right and run in a Northerly direction distance of 427.01 feet to the point of beginning; thence in the same Northerly direction a distance of 177.68 feet; thence turn an angle of 92 deg. 51 min. 03 sec. to the left and run in a Southwesterly direction a distance of 320.28 feet to the Northeast corner of U.S. Highway 31 Right of Way; thence turn an angle of 86 deg. 44 min. 47 sec. to the left and run Southerly along said right of way a distance of 159.67 feet to the Southeast corner of said right of way; thence turn an angle of 90 deg. 01 min. 49 sec. to the Left and run in an Easterly Direction a distance of 321.01 feet to the point of beginning; being situated in Shelby County, Alabama.

\$999,999.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The Property is conveyed subject to the following:

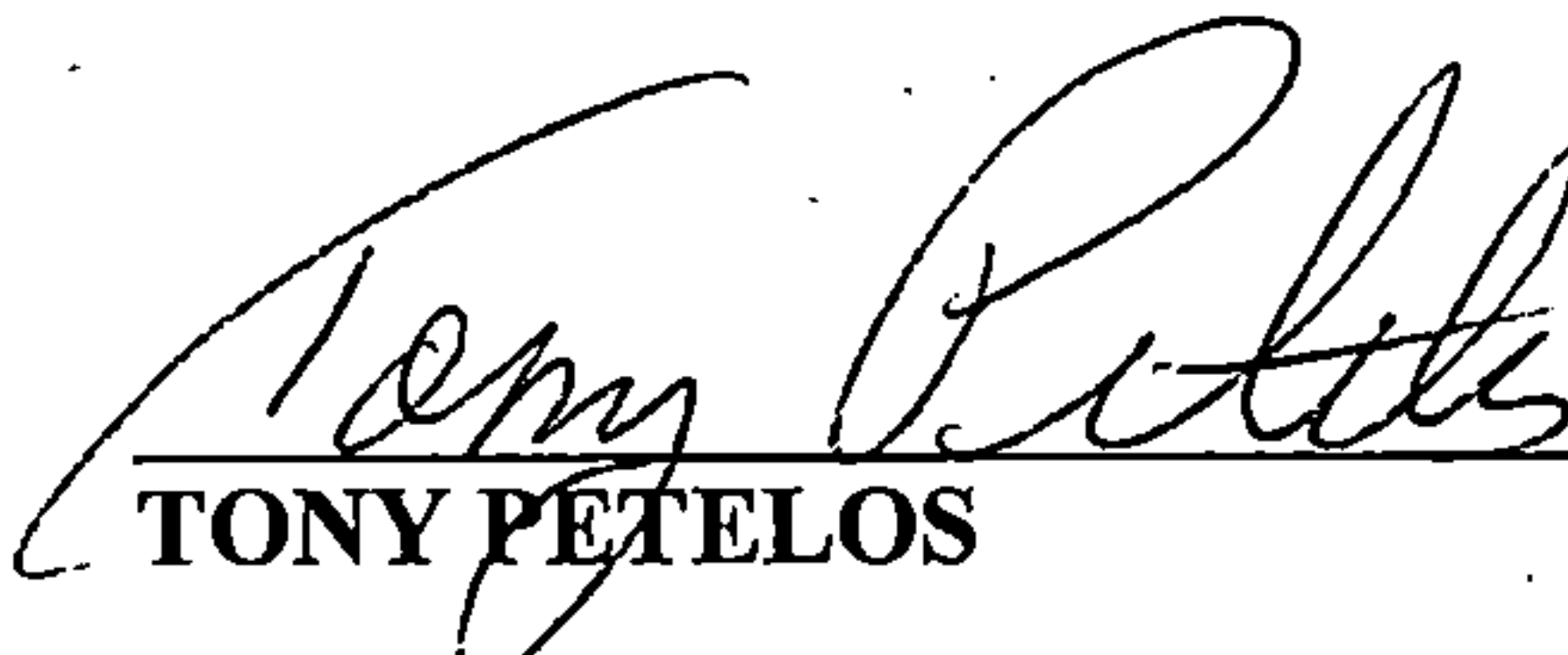
1. Ad valorem taxes due and payable October 1, 2020 and for all subsequent years thereafter.
2. All easements, restrictions, reservations, rights-of-way and limitations of record.
3. Mining and mineral rights not owned by Grantor.
4. Less and except any part of the land lying within any road right-of-way.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

5. Restrictions appearing of record in Instrument No. 2001-44391, in said Probate Office, which include the following limitation: NO PORTION OF THE ABOVE DESCRIBED PROPERTY SHALL BE USED FOR THE SALE OF PRESCRIPTION DRUGS, ARTICLES REQUIRING THE PRESENCE OF A LICENSED PHARMACIST, OR HEALTH AND BEAUTY AIDS, OR FOR USE IN CONNECTION WITH THE USE OF ANY OTHER REAL PROPERTY ON WHICH PRESCRIPTION DRUGS, ARTICLES REQUIRING THE PRESENCE OF A LICENSED PHARMACIST OR HEALTH OR BEAUTY AIDS ARE SOLD.
6. Right-of-way granted to Alabama Power Company recorded in Volume 108, Page 337; Volume 102, Page 200 and Volume 102, Page 202, in said Probate Office.
7. Right-of-way granted to Shelby County by instruments recorded in Volume 102, Page 437; Volume 257, Page 500 and Volume 157, Page 440, in said Probate Office.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, Grantors have caused this Statutory Warranty Deed to be executed as of this the 6th day of January, 2020.


  
TONY PETELOS

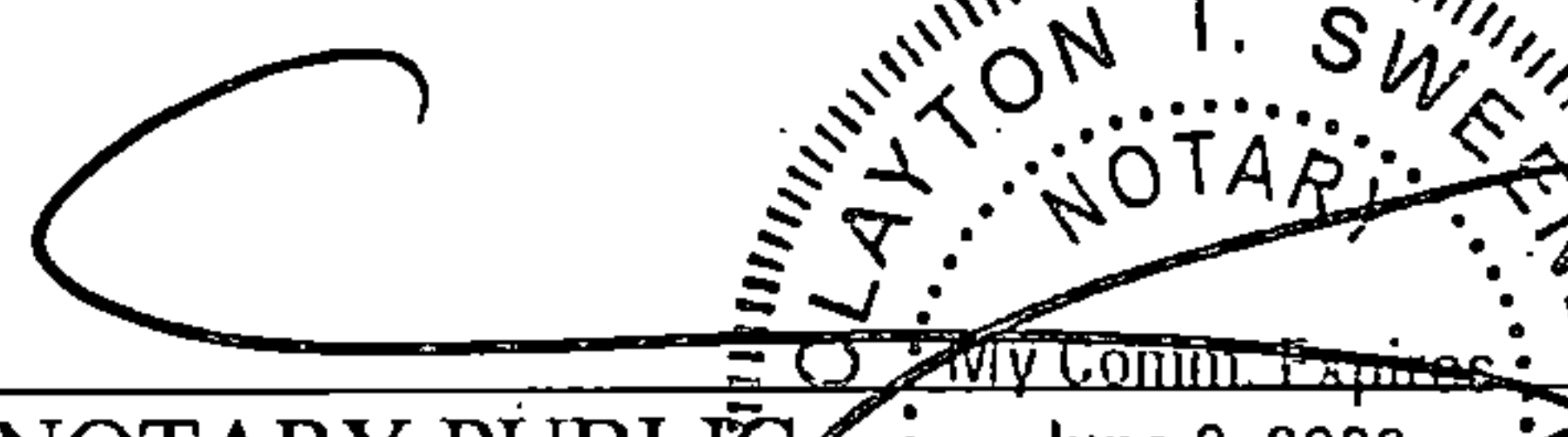
  
TERESA PETELOS

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Tony Petelos and wife, Teresa Petelos, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of January, 2020.

  
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NOTARY PUBLIC  
My Commission Expires: 06/02/2023  
ALABAMA STATE AT LARGE



# Real Estate Sales Validation Form

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

Grantor's Name Tony Petelos and Teresa Petelos  
Mailing Address P.O. Box 361685  
Birmingham, AL 35236

Grantee's Name Top Shelf Properties, LLC  
Mailing Address 4232 Caldwell Mill Road  
Birmingham, AL 35243

Property Address 3511 Pelham Parkway  
Pelham, AL 35124

Date of Sale January 6, 2020

Total Purchase Price \$ 1,495,000.00

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/ Assessor's Appraised Value

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 Tony Petelos and Teresa Petelos

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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