

20200612000240930
06/12/2020 02:43:43 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Paving Stone of Alabama, Inc.

104 WAGON TRAIL
ALABASTER- AL- 35007

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand dollars & no cents (\$160,000.00)**
to the undersigned grantor, Pelham Properties, Inc.

A corporation, in hand paid by **Paving Stone of Alabama, Inc.** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

PARCEL I

Part of the SW 1/4 of the SW 1/4, Section 24, Township 20 South, Range 3 West, more particularly described as follows: Beginning at a point on the West right-of-way line of the Birmingham-Montgomery paved Highway (before same was widened in 1954); which point is the Southeast corner of the lot formerly known as the T. S. Baker lot, and from said point run South 19 degrees East 97 feet to the Southeast corner of the Fannie and Charlie Hill lot for point of beginning of the lot herein described; from said point of beginning run South 72 degrees 30 minutes West a distance of 165 feet more or less, to the old Birmingham-Montgomery Highway; run thence South 9 degrees East along the East line of old Highway right of way 128 feet; thence North 72 degrees 30 minutes East 203 feet, more or less, to West right-of-way line of the paved Birmingham-Montgomery Highway (before same was widened in 1954); run thence North 19 degrees 30 minutes West 131 feet to point of beginning, bounded on East by Montgomery-Birmingham Highway right of way and on the North by Fannie and Charlie Hill lot, and on the West by old Birmingham-Montgomery Highway, and on the South by lands of Mrs. Jimmie Glenn. Situated in Shelby County, Alabama. EXCEPTING highway right of way for widening of Highway No. 31.

ALSO KNOWN AS

A parcel of land situated in SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
Commence at a 1/2" rebar at the NE corner of Lot 1A of Resurvey Lot 1 Keystone Commercial Complex as recorded in Map Book 41 page 22 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 8°13'01" E along the east line of Lot 1A and the west line of a parcel of land described in Instrument number 20170216000056940 a distance of 31.21 feet to a 1/2" rebar capped RCFA at the NW corner of a parcel of land described in Instrument number 20140916000290520; thence N 76°15'22" E leaving said Lot 1 and along the north and south lines of said parcels a distance of 25.07 feet to a 1/2" rebar capped EDG at the SE corner of Instrument number 20170216000056940, said point also being a point on the easterly right of way of Old Birmingham-Montgomery Highway, said point also being the POINT OF BEGINNING; thence N 9°32'30" W leaving said parcel in 20140916000290520 and along the east line of said parcel in 20170216000056940 and along said old right of way a distance of 126.99 feet to a 1/2" rebar capped EDG on the south line of a parcel of land owned by Pelham Church of God of Prophecy and tax id 13-6-24-3-002-007.000; thence N 78°16'44" E leaving said parcel in 20170216000056940 and said old right of way and along the south line of said church parcel a distance of 92.24 feet to a 3/8" rebar capped Weygand on the westerly right of way of U.S. Highway 31; thence S 16°02'53" E leaving said church parcel and along said right of way a distance of 128.43 feet to a 1/2" rebar capped EDG at the NE corner of a parcel of land described in Instrument Number 20140916000290520; thence S 78°54'27" W along said north line a distance of 106.77 feet to the POINT OF BEGINNING.

All as more fully shown on survey by Rodney Keith Cunningham, Alabama Registered No. 26013, dated 5/28/2020.

This property does not constitute the homestead of the Grantor(s).

\$120,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

CORPORATION FORM WARRANTY DEED

CBT File #2005006

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Right of Way in favor of Shelby County recorded in Deed Book 101, page 265, in Probate Office.

Transmission line permits in favor of Alabama Power Company recorded in Deed Book 102, page 208; Deed Book 170, page 244; and Deed Book 170, page 269, in Probate Office.

Rights acquired by Shelby County by reason of condemnation recorded in Final Record 16, page 65 and Probate Minutes 18, page 441, in Probate Office.

Highway Right of Way of Birmingham - Montgomery Highway.

Sewer Easement to Town of Pelham recorded in Deed Book 337, page 525, in Probate Office.

Encroachments, overlaps, boundary line disputes, and other matters which would be disclosed by an accurate survey and inspection of the premises.

Exception is taken from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property.

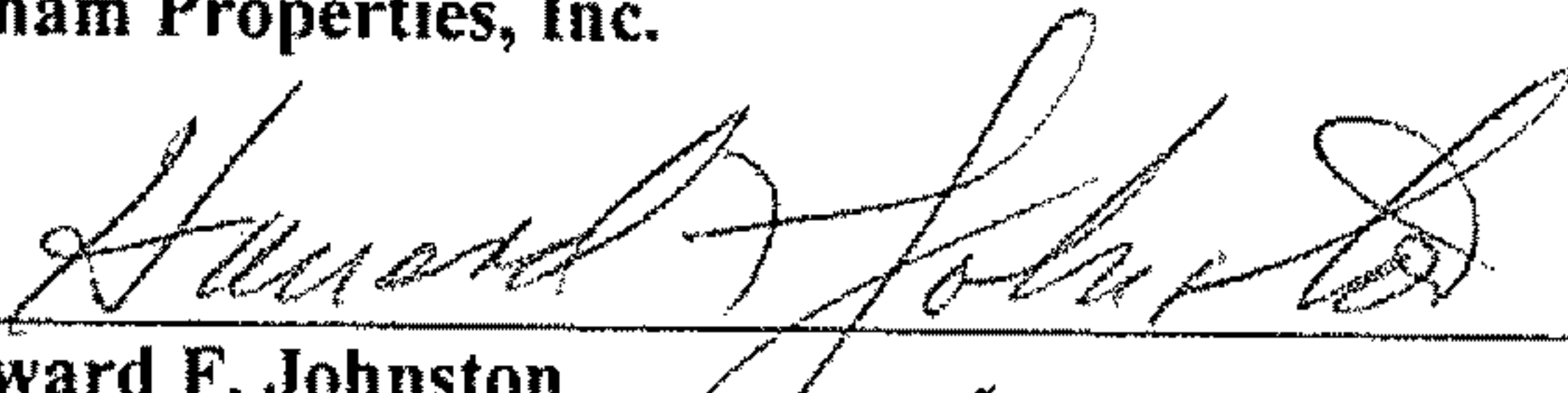
Exception is taken to any environmental issues known or unknown that may now or hereafter exist or occur or cause damage to subject property.

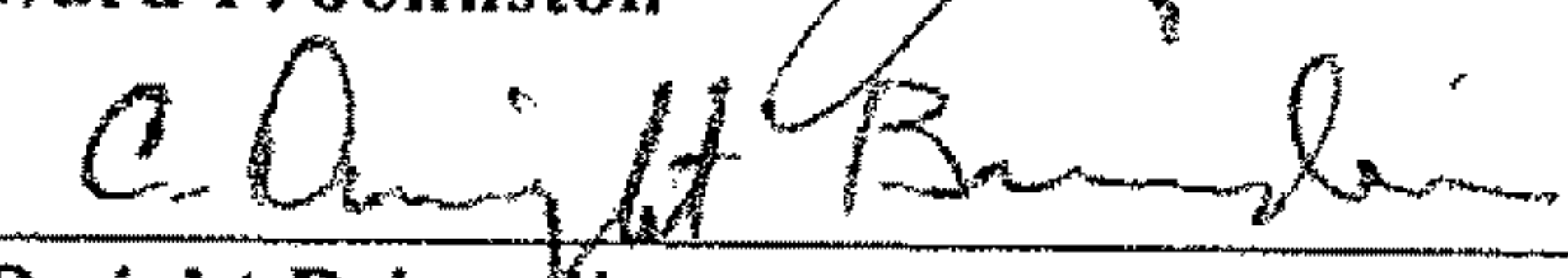
TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are 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(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, has hereto set its signature and seal, this **June 3, 2020**.

Pelham Properties, Inc.

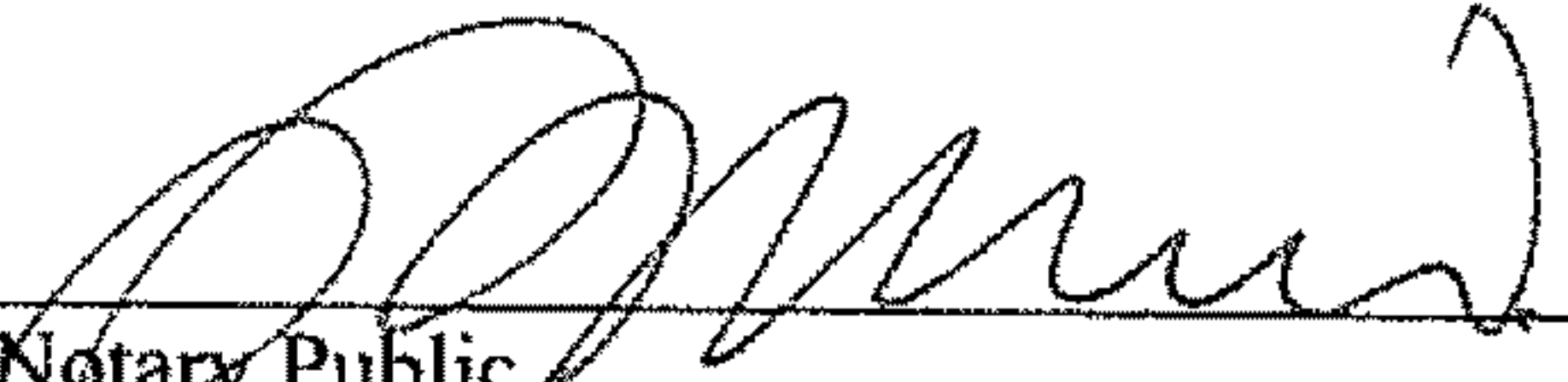
By: 
Howard F. Johnston

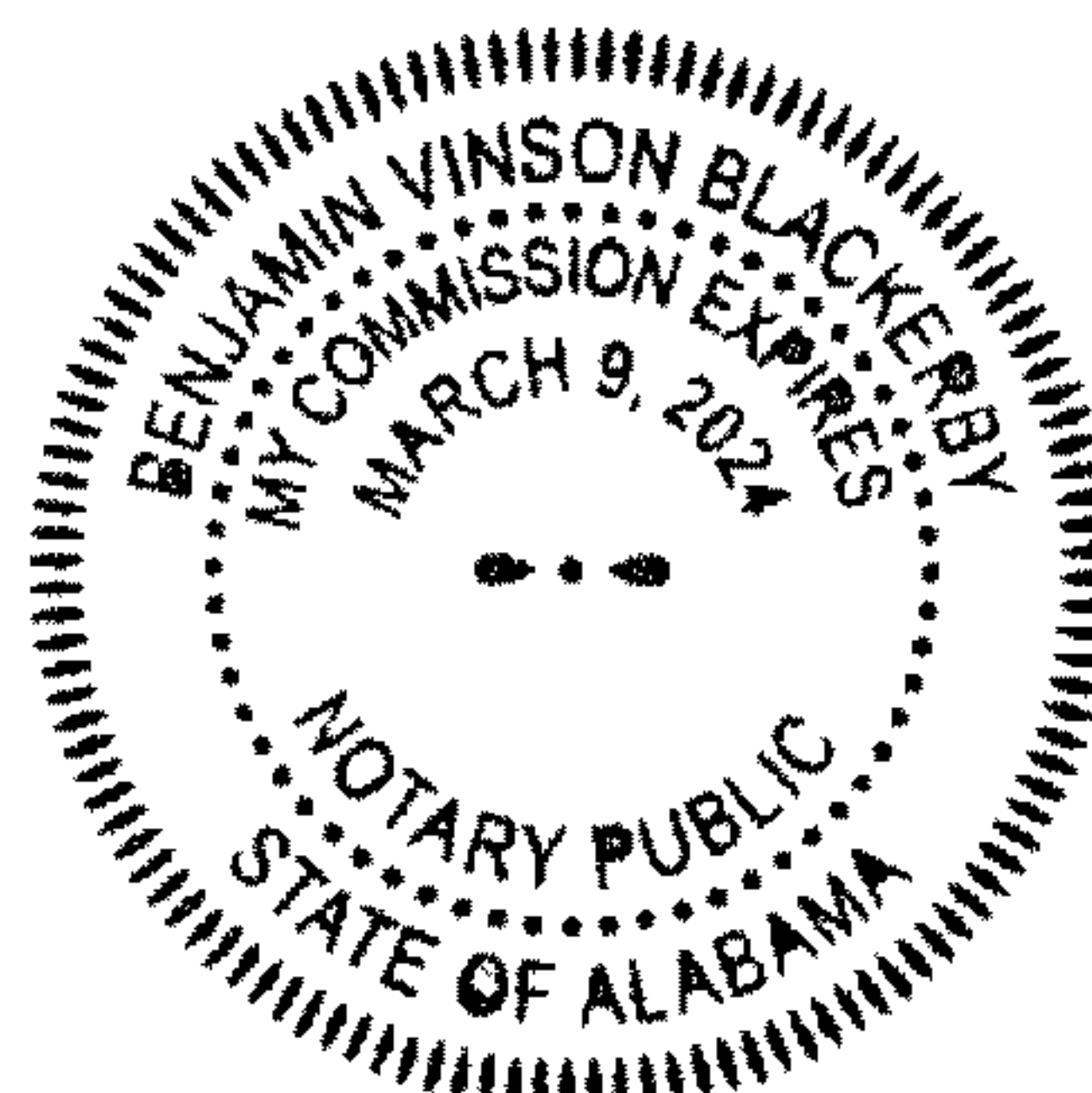
By: 
C. Dwight Brisendine

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Howard F. Johnston and C. Dwight Brisendine** whose name as President, of **Pelham Properties, Inc.**, a corporation, 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 corporation.

Given under my hand and official seal this 3rd day of June, 2020.


Notary Public.
(Seal)
My Commission Expires: 3-9-24



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Pelham Properties, Inc.

Grantee's Name Paving Stone of Alabama, Inc.

Mailing Address 4573 McGill Terrace

Mailing Address 104 Wagon Trail

Property Address Hoover, AL 35226

Alabaster, AL 35007

3370 Pelham Parkway
Pelham, Alabama 35124

Date of Sale 06/03/2020

Total Purchase Price \$160,000.00

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

☐ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 tfue 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 6/3/2020

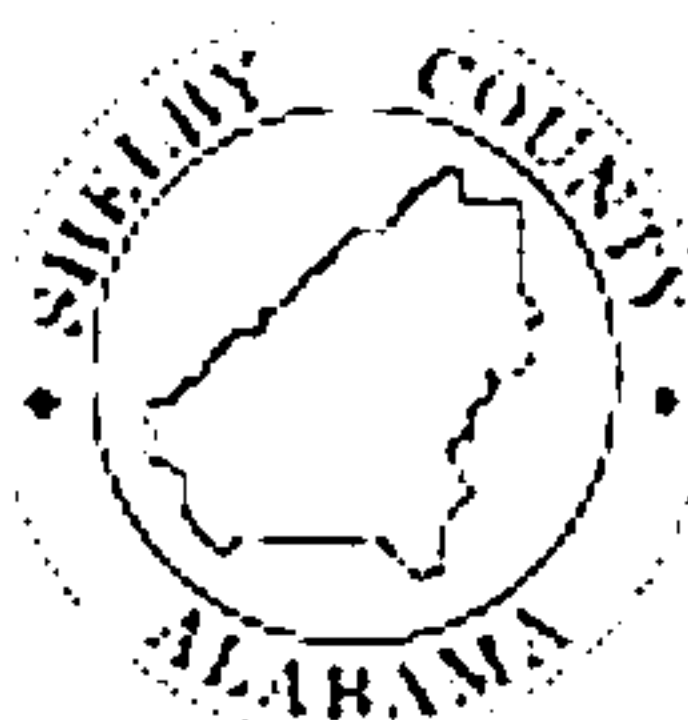
Print Paving Stone of Alabama, Inc.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2020 02:43:43 PM
\$68.00 CHARITY
20200612000240930

Allen S. Bayl