

**PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY  
DESCRIPTION**

**THIS DOCUMENT PREPARED BY:**

Chesley P. Payne  
MASSEY, STOTSER & NICHOLS, PC  
1780 GADSDEN HIGHWAY  
BIRMINGHAM, AL 35235

**SEND TAX NOTICES TO:**

City of Pelham  
P.O. Box 1479  
Pelham, AL 35124

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to Clayton Properties Group, Inc., (herein referred to as "GRANTOR"), in hand paid by the City of Pelham, Alabama (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, that certain real estate, situated in Shelby County, Alabama, and more particularly described as follows:

**Pump Station Lot in Simms Landing, Phase 1, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, Map Book 52, Page 69.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

**TO HAVE AND TO HOLD**, unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 27<sup>TH</sup> day of August, 2020.

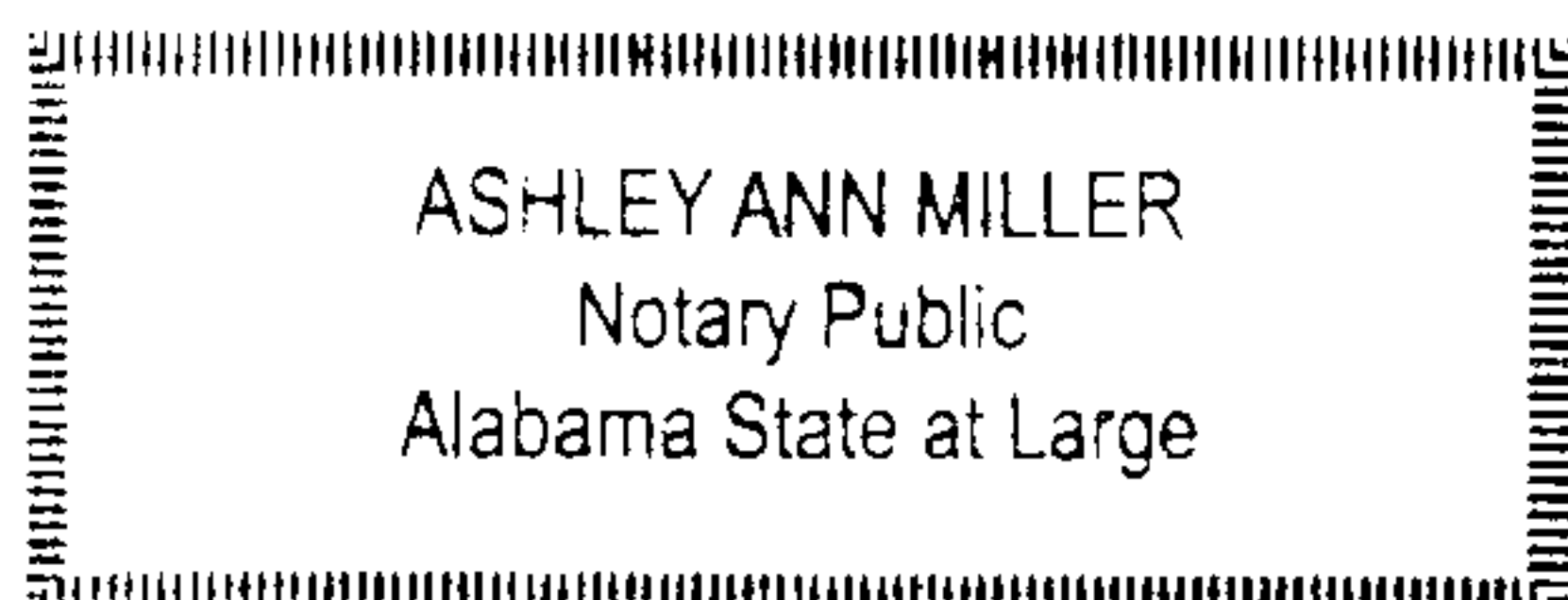
CLAYTON PROPERTIES GROUP, INC.

By: [Signature]  
Name: Brooks Harris  
Title: Vice President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certifies that Brooks Harris, whose name, as Vice President of Clayton Properties Group, Inc., 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal of office this 27 day of August, 2020.



[Signature]  
Notary Public  
My Commission Expires: January 26, 2022

## Real Estate Sales Validation Form

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

Grantor's Name Clayton Properties Group, Inc.  
 Mailing Address 3111 Timberlake Drive  
Vestavia Hills, AL 35243

Grantee's Name City of Pelham  
 Mailing Address 3162 Pelham Parkway  
Pelham, AL 35124

Property Address 4031 Simms Trail  
Pelham, AL 35124

Date of Sale August 10, 2020  
 Total Purchase Price \$                     

or  
 Actual Value \$ 70,000.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other value of land (not assessed yet)  
☐ Closing Statement

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 8/27/2020

Print Chesley P. Payne

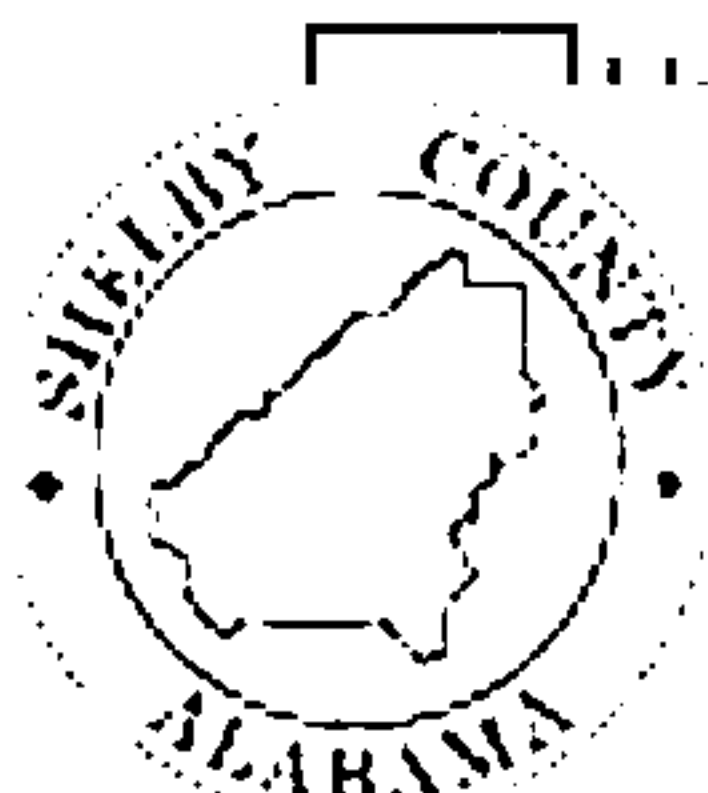
Sign

(Grantor/Grantee/Owner/Agent) circle one

attested

Filed and Recorded  
 Official Public Records (verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/04/2020 12:52:16 PM  
 \$29.00 JESSICA  
 20200904000395480

Form RT-1



*Allen S. Bayal*