

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Kalm Real Estate, LLC  
1503 Commerce Blvd  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Five Thousand and no/100 Dollars (\$305,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **PELCO, INC., an Alabama corporation** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **KALM REAL ESTATE, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

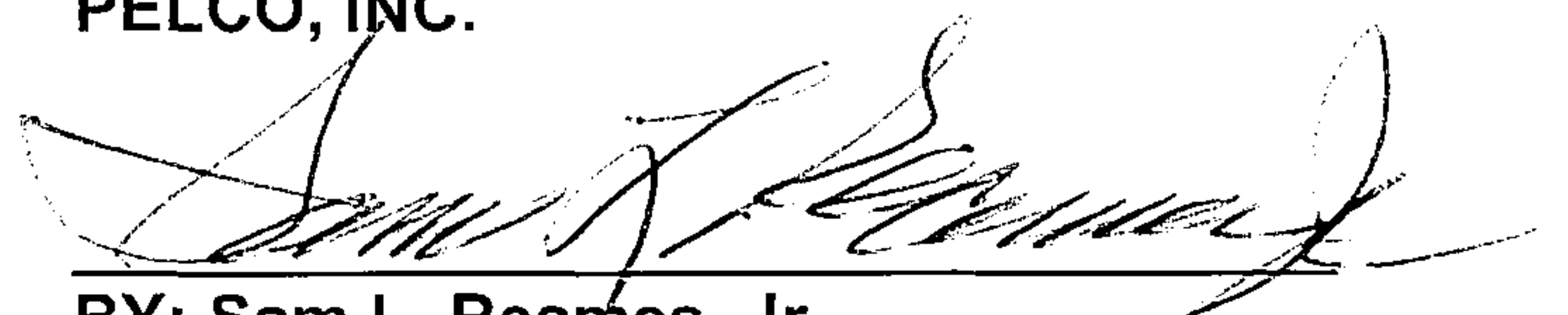
**\$213,500.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Sam L. Reames, Jr.**, its **President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 3rd day of November, 2020.

PELCO, INC.

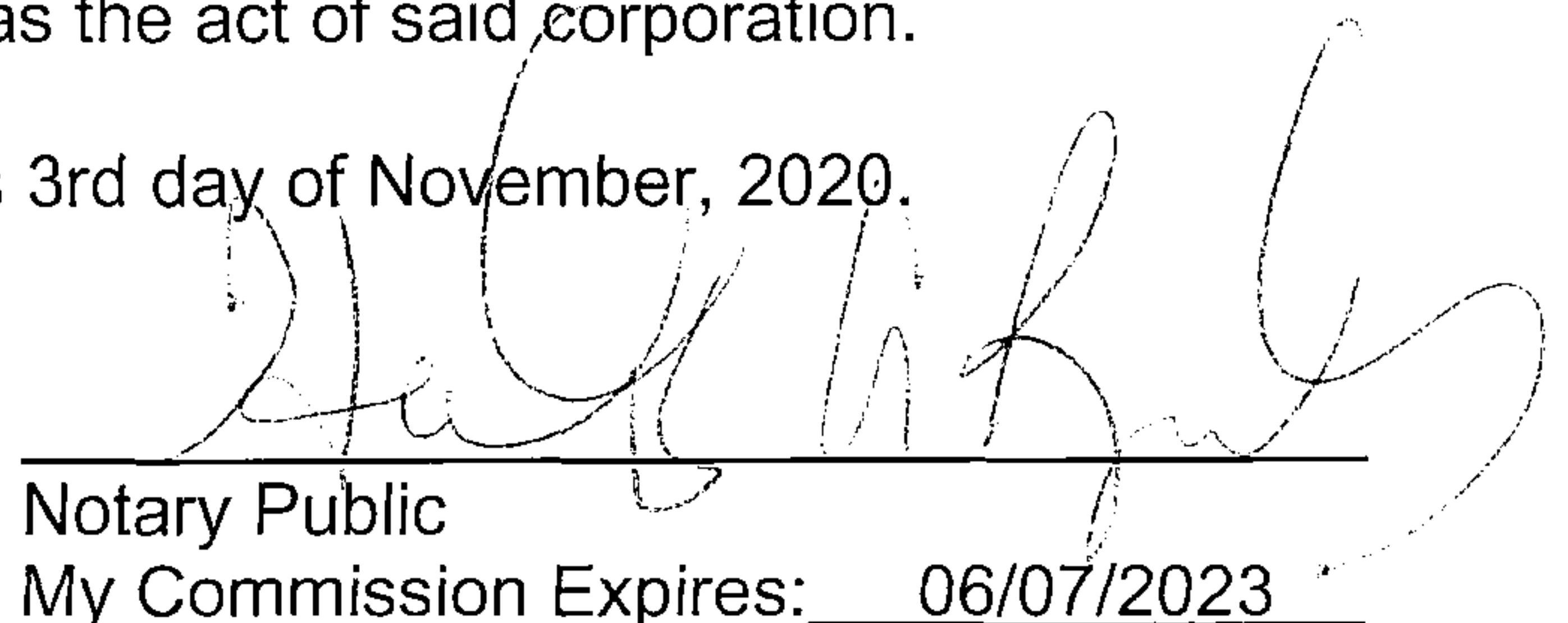
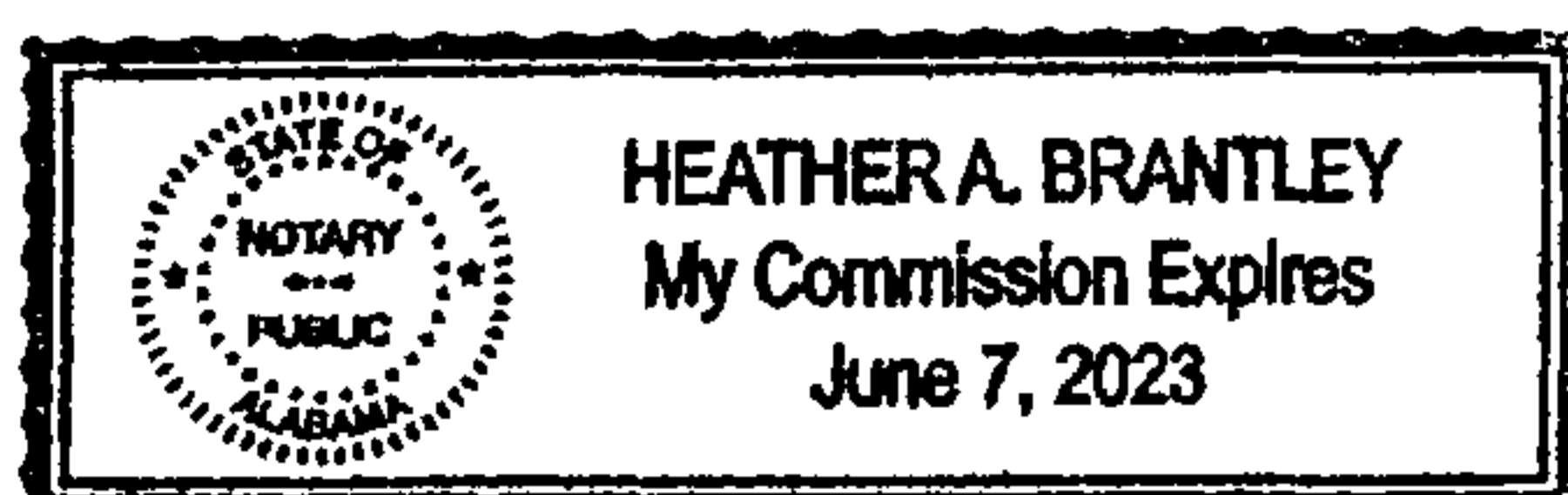


BY: Sam L. Reames, Jr.  
ITS: President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BY: Sam L. Reames, Jr.**, whose name as **ITS: President** of **PELCO, INC.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she 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 November, 2020.



Notary Public  
My Commission Expires: 06/07/2023

## EXHIBIT "A"

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A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

From the Northwest corner of said 1/4 - 1/4 section run in an Easterly direction along the North line of same on a bearing of South 89°28'38" East for a distance of 789.65 feet; thence turn an angle to the right of 93°13'38" and run in a Southerly direction for a distance of 464.07 feet to the Point of Beginning of the parcel herein described; from the Point of Beginning thus obtained, turn an angle to the right of 91°38'29" and run in a Westerly direction for a distance of 125.80 feet; thence turn an angle to the left of 91°53'46" and run in a Southerly direction for a distance of 168.23 feet to a point on the North right of way line of Industrial Park Drive, said point lying in a curve to the left having a central angle of 1°18'57", a radius of 2177.17 feet and being concave to the North with a 90°56'49" interior angle being formed by the last course and the chord to said curve; thence run in an Easterly direction along the arc of said curve in said right of way for a distance of 50.0 feet to the end of said curve; thence run Easterly along said right of way line and tangent to said curve for a distance of 217.60 feet to the beginning of a curve to the left in said right of way, said curve having a central angle of 3°43'12" and a radius of 499.63 feet with a chord which forms an interior angle of 92°04'05" with the next call; thence run in an Easterly direction along the arc of said curve for a distance of 32.44 feet; thence turn an interior angle of 92°04'05" from the chord to said curve and departing said Industrial Park Drive run in a Northerly direction for a distance of 159.30 feet; thence turn an angle to the left of 88°36'04" and run in a Westerly direction 175.76 feet to the Point of Beginning.

**PARCEL NUMBER: 13-6-14-1-001-007.001**

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

Grantor's Name	PELCO, INC.	Grantee's Name	KALM REAL ESTATE, LLC
Mailing Address	1013 King Stables Circle Birmingham, AL 35242	Mailing Address	1503 Commerce Blvd Pelham, AL 35124
Property Address	710 Industrial Park Drive Pelham, AL 35124	Date of Sale	November 3, 2020
		Total Purchase Price \$	305,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

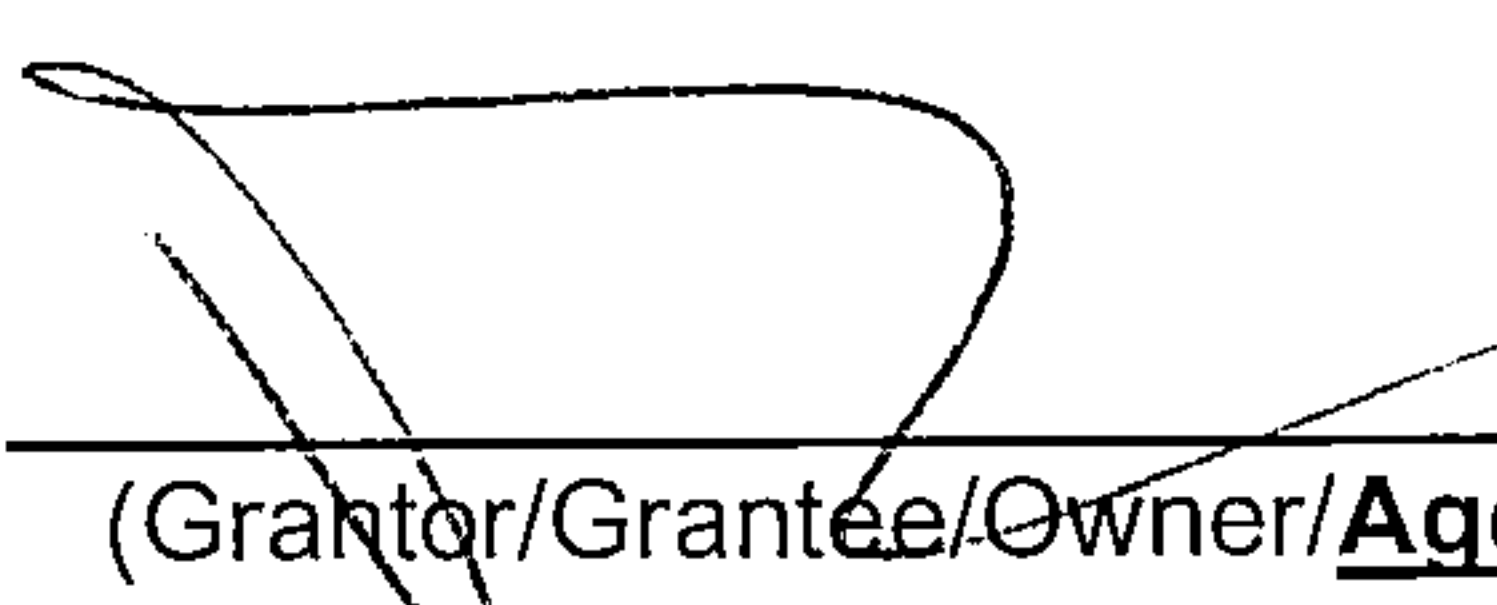
Date of Sale - the date on which interest to the property was conveyed.

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	Print <b>B. CHRISTOPHER BATTLES</b>
Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/ <b>Agent</b> ) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/10/2020 09:08:24 AM  
\$119.50 CHARITY  
20201110000513340

*Allen S. Bezel*