



20210505000224740 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/05/2021 03:12:15 PM FILED/CERT

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Pelham
P. O. Box 1419
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/00 DOLLARS (\$10.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, the City of Pelham, Alabama, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, The Commercial Development Authority of the City of Pelham (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat of the Woodland Mobile Home Park Subdivision containing .043 acres (18,687 sq. ft.) and situated in Pelham, Alabama as recorded in Map Book 54, Page 21 in the office of the Judge of Probate of Shelby County, Alabama

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the 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 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, its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said City of Pelham, Alabama, by Gary Waters, as Mayor, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of May, 2021.

CITY OF PELHAM, ALABAMA

By: Gary Waters, Mayor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Waters, whose name as Mayor of City of Pelham, Alabama, 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 executed the same voluntarily in his capacity as Mayor on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2021.



Notary Public

My Commission Expires: September 11, 2021

Real Estate Sales Validation Form

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

Grantor's Name City of Pelham, Alabama
Mailing Address P O Box 1419
Pelham, AL 35124

Grantee's Name The Commercial Development Authority of the
Mailing Address City of Pelham
P O Box 1419
Pelham, AL 35124

Property Address Pelham, AL

Date of Sale 5-5-21
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 97,080.00

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
x Other - Warranty Ded

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 5/5/21

Print Gary Waters, Mayor

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



