



20210603000271180 1/4 \$1094.00  
Shelby Cnty Judge of Probate, AL  
06/03/2021 09:31:14 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Ellis, Head, Owens, Justice & Arnold  
Attorneys at Law  
P O Box 587  
Columbiana, AL 35051

**STATUTORY WARRANTY DEED**

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of **One Million Sixty-Two Thousand Five Hundred Fifteen and no/100 Dollars (\$1,062,515.00)**, to the undersigned, **CITY OF PELHAM, ALABAMA**, a municipal corporation, (**"GRANTOR"**) in hand paid by **SUMMER CLASSICS PROPERTIES, LLC**, an Alabama limited liability company (**"GRANTEE"**), the receipt of which is hereby acknowledged, the said **Grantor** does by these presents, grant, bargain, sell and convey unto the said **Grantee**, the following real estate, situated in Shelby County, Alabama, described as follows:

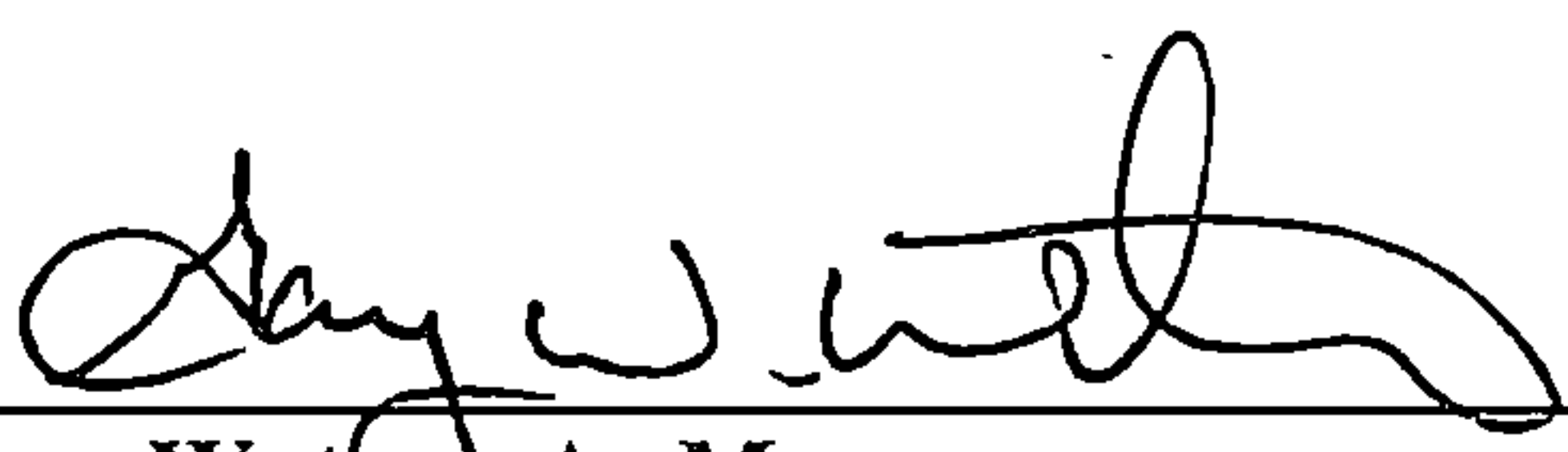
**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**Subject to permitted encumbrances listed in deed from GRANTOR to GRANTEE recorded as Instrument #2013080100313270 in the Probate Office of Shelby County, Alabama.**

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

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the **GRANOR**, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1975).

**CITY OF PELHAM, ALABAMA**

BY:   
Gary Waters, As Mayor

Shelby County, AL 06/03/2021  
State of Alabama  
Deed Tax: \$1063.00

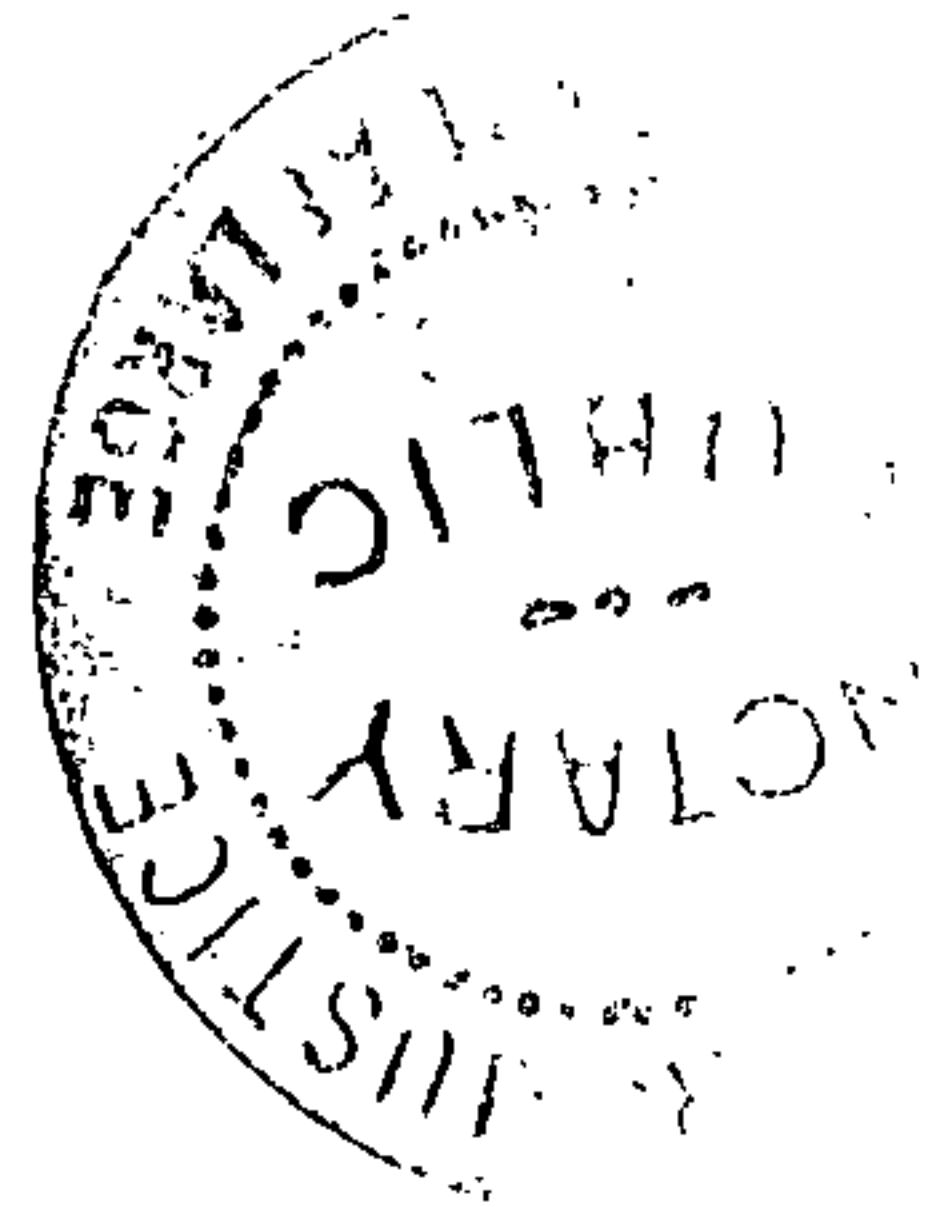
STATE OF ALABAMA  
SHELBY COUNTY

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 the City of Pelham, Alabama, a municipal 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 the 2nd day of June, 2021.

Walter R. Jester  
Notary Public

My Commission Expires: 9/12/23





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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Section 13, Township 29 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence North 0 degrees 01 minute 17 seconds East along the West line of said section a distance of 126.70 feet to the North right of way line of Cummings Street; thence south 88 degrees 26 minutes 50 seconds East along said right of way a distance of 268.25 feet to a 1/2" rebar; thence North 89 degrees 34 minutes 44 seconds East along said right of way a distance of 163.27 feet to a mag nail; thence North 05 degrees 06 minutes 39 seconds West leaving said right of way a distance of 20.07 feet to the POINT OF BEGINNING; thence North 05 degrees 06 minutes 39 seconds West a distance of 860.62 feet to a mag nail; thence North 84 degrees 58 minutes 55 seconds East a distance of 216.02 feet to a 1/2" rebar capped EDG on the West right of way of US Highway 31; thence South 10 degrees 41 minutes 04 seconds East along said right of way a distance of 414.70 feet to a point; thence South 79 degrees 18 minutes 56 seconds West leaving said right of way a distance of 414.70 feet to a point; thence South 79 degrees 18 minutes 56 seconds West leaving said right of way a distance of 30.00 feet to a point; thence South 10 degrees 41 minutes 04 seconds East a distance of 316.67 feet to a point; thence North 88 degrees 27 minutes 13 seconds West a distance of 209.86 feet to a 1/2" rebar capped EDG; thence South 08 degrees 55 minutes 52 seconds East a distance of 159.18 feet to a point; thence South 89 degrees 46 minutes 39 seconds West a distance of 59.57 feet to the POINT OF BEGINNING.

*AWW*

# Real Estate Sales Validation Form

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

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

Grantee's Name Summer Classics Properties, LLC  
Mailing Address 3140 Pelham Parkway  
Pelham, AL 35124

Property Address Pelham Parkway  
Pelham, AL

Date of Sale 6-2-21  
Total Purchase Price \$ 1,062,515.00  
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 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 6-2-21

Print GARY W. WATERS, Mayor

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1