



20210617000297450 1/5 \$1034.00
Shelby Cnty Judge of Probate, AL
06/17/2021 04:13:25 PM FILED/CERT

File No.: 21007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Delia Hueramo
1004 Fox Creek Circle
Hoover, AL 35244

THIS INSTRUMENT PREPARED BY:
W. Eric Pitts, Esq.
W. Eric Pitts, L.L.C.
PO Box 280
Alabaster, AL 35007
No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Nelson R. Bailey and Jane L. Bailey, Husband and Wife (hereinafter "GRANTORS"), for and in consideration of the sum of Two Million Two Hundred Fifty Thousand and 00/100 U.S. Dollars (\$2,250,000.00) and other good and valuable consideration to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Delia Hueramo (hereinafter "GRANTEE"), the following described property in Shelby County Alabama, to-wit (the "Property"):

See Exhibit A attached hereto and incorporated herein

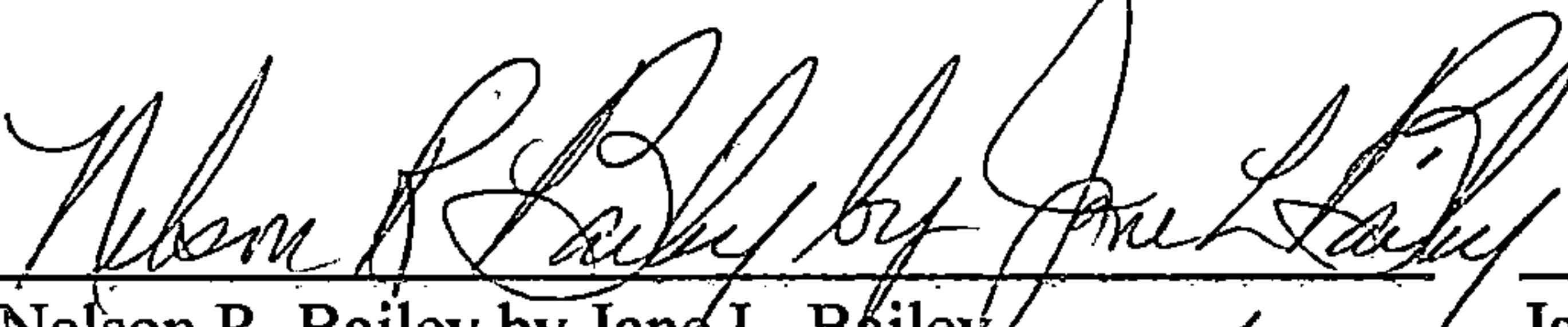
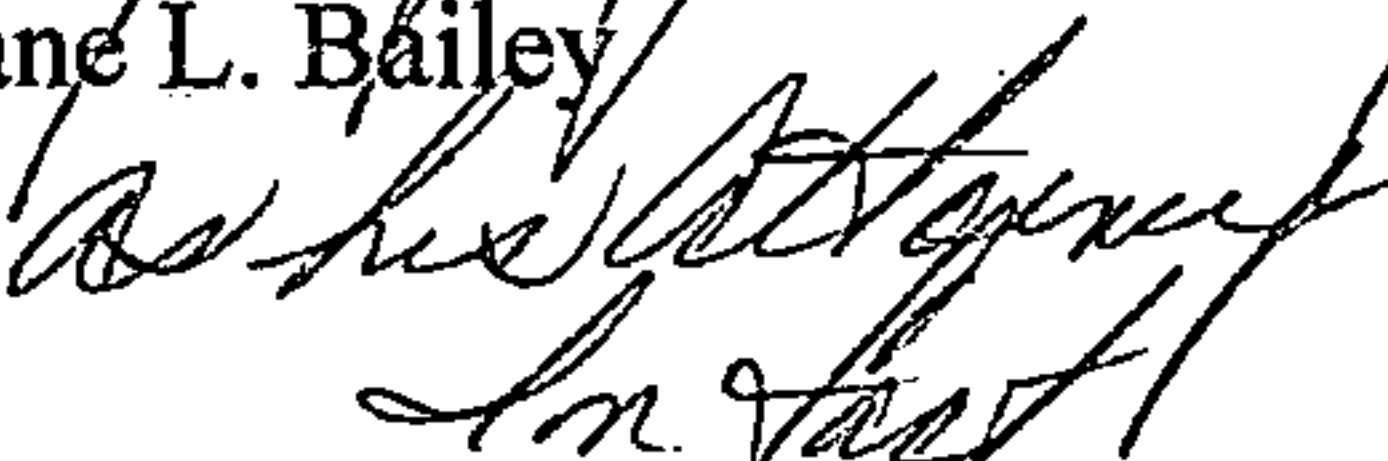
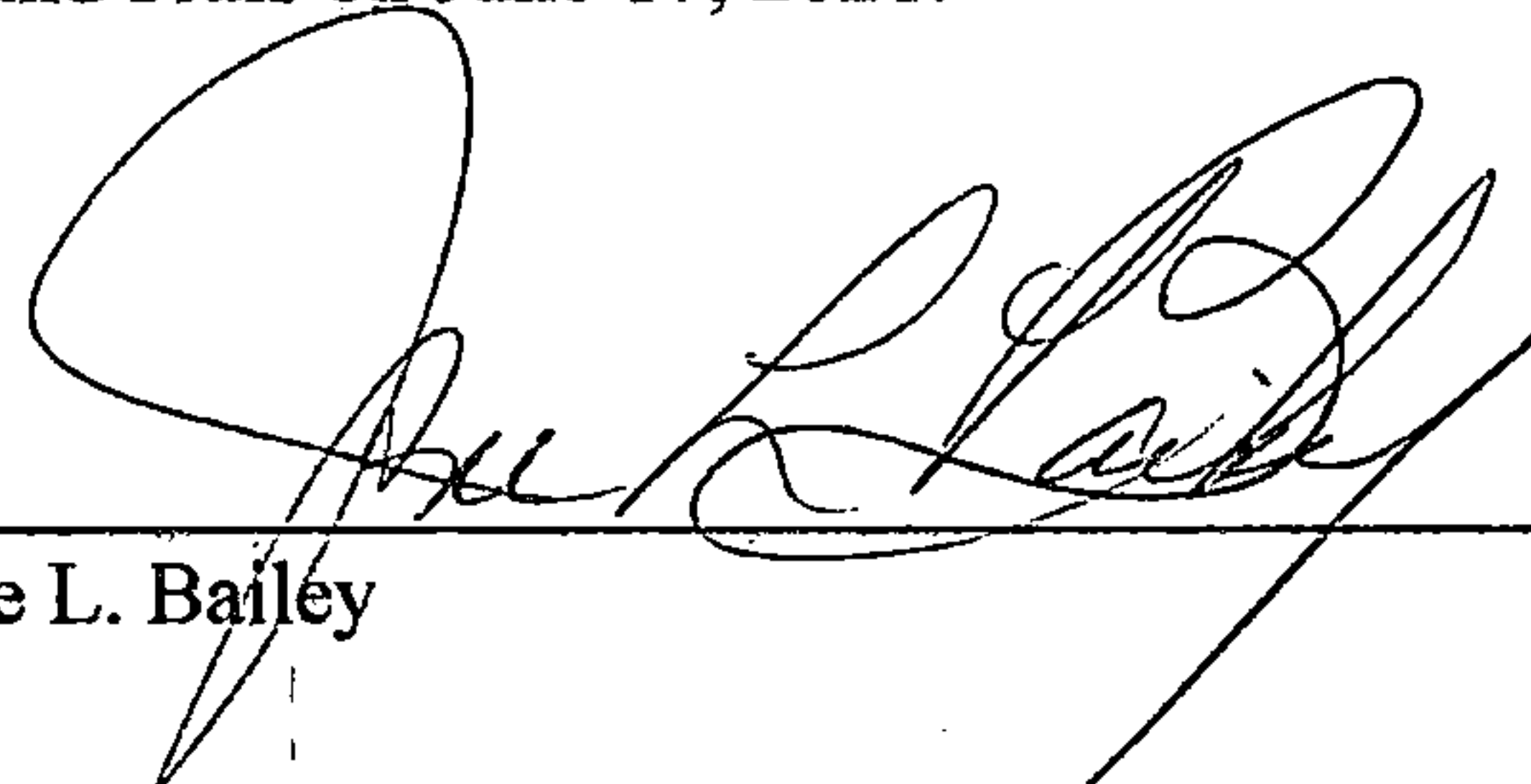
\$1,250,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) those reservations, easements, rights-of-way, encumbrances, exceptions, covenants, encroachments, restrictions, and permitted exceptions set forth on Exhibit B hereto, (b) all ad valorem taxes for the current year and subsequent years not yet due and payable, and (c) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining and all right, title and interest of GRANTORS in and to all roads, alleys and ways bounding the Property except as otherwise noted or excepted above, to the said GRANTEE, and her successors and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors and assigns, with GRANTEE, her successors and assigns, that GRANTORS will warrant and defend the said Property to said GRANTEE, her successors and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTORS, but no further or otherwise.

GRANTORS HAVE HERETO set their hands and seals on June 17, 2021.


Nelson R. Bailey by Jane L. Bailey
as his attorney in fact 

Jane L. Bailey

Shelby County, AL 06/17/2021
State of Alabama
Deed Tax: \$1000.00



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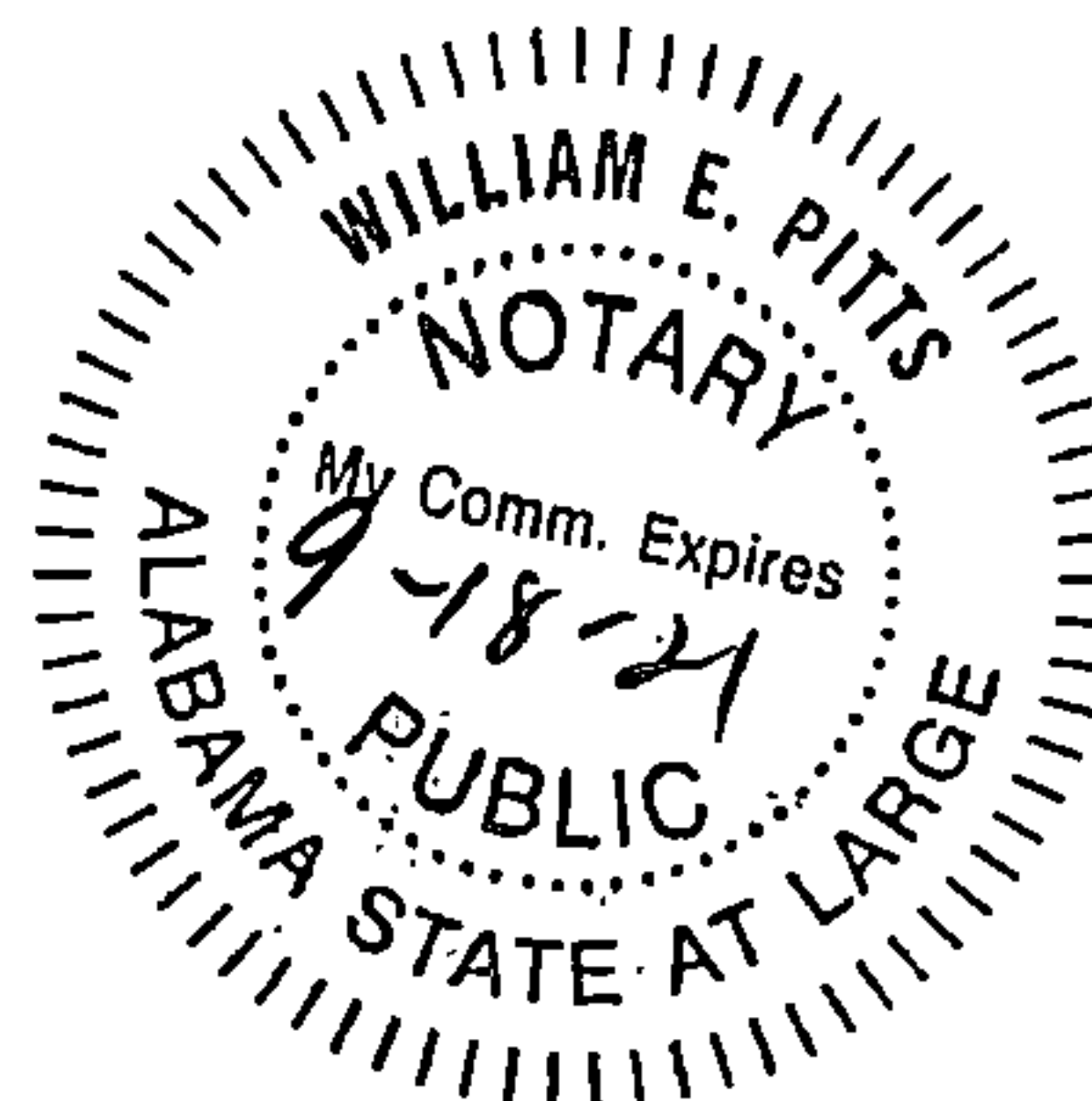
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Jane L. Bailey whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 17, 2021.




NOTARY PUBLIC



**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Jane L. Bailey whose name is signed to the foregoing instrument as attorney in fact for Nelson R. Bailey, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she, in her capacity as such attorney in fact, acting with full authority, executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 17, 2021.



NOTARY PUBLIC

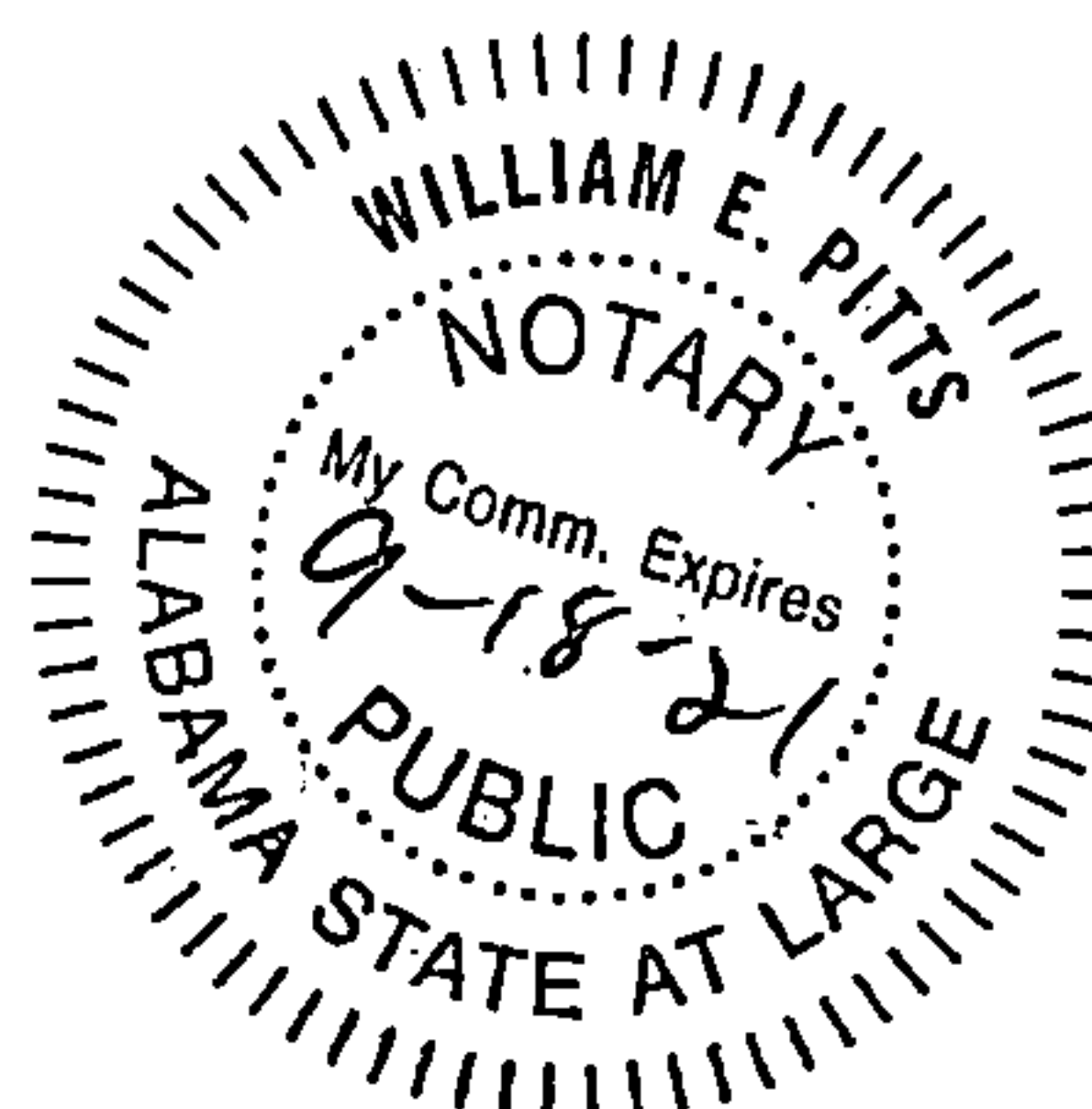


EXHIBIT "A"
LEGAL DESCRIPTION



20210617000297450 3/5 \$1034.00
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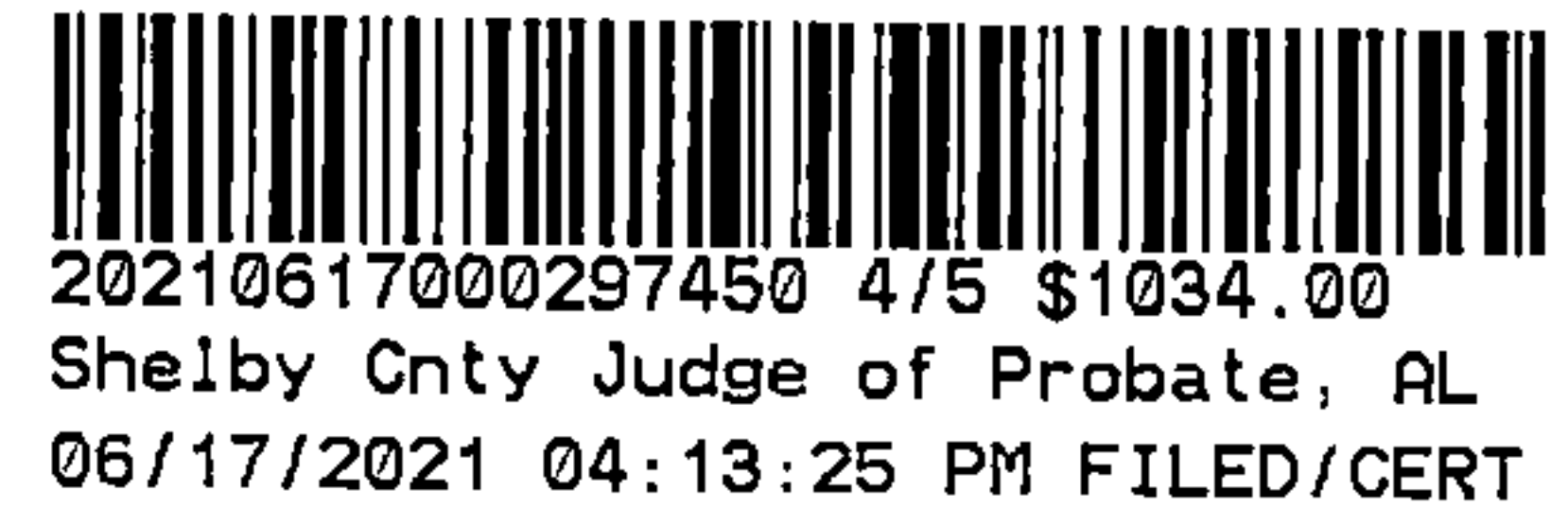
Commence at the Southwest corner of the the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run North 01 degrees, 16 minutes, 43 seconds West along the West line of said Quarter-Quarter section for 1344.41 feet; Thence run North 89 degrees 28 minutes 46 seconds East for 348.63 feet to the Point of Beginning; Thence run North 83 degrees 03 minutes 45 seconds East for 392.14 feet to a found iron (LS 0567); Thence run South 67 degrees 56 minutes 15 seconds East for 764.45 feet to a found iron (SMA) lying on the Northwesternly Right of Way line of Pelham Parkway; Thence run South 26 degrees 57 minutes 11 seconds West along said road Right of Way for 190.66 feet to a found iron (1" Crimp); Thence leaving said road Right of Way run North 67 degrees 56 minutes 44 seconds West for 1091.17 feet to a found iron (1" Opentop) and the Point of Beginning.

ALSO DESCRIBED AS:

Lot 2, according to J.H. Barker's Survey of a part of the NE 1/4 of the SE 1/4 of Section 1, Township 20, Range 3 West, and a part of the NW 1/4 of the SW 1/4 of Section 6, Township 20, Range 2 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #: 20210325000150300, and also the following described lands, as follows:

Part of the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of said SE 1/4 of NE 1/4 of said Section 1, Township 20, Range 3 West; thence West along the south line of said SE 1/4 of NE 1/4, 478.73 feet to the point of beginning; thence in a Northwesternly direction, along the Southwesterly line extended of Lot 1 in J.H. Barker's survey according to the map of said survey recorded in Instrument #: 20210325000150300 in said Office of the Judge of Probate (said line running in a Northwesternly and Southeasterly direction) a distance of 170 feet to what was on January 18, 1930, the center of Bishops Creek; thence in a Southwesterly direction 180 feet to a point which is 325 feet West of the Point of Beginning; thence East to the point of beginning; less a right of way deeded for widening the present paved state highway; being situated in Shelby County, Alabama.

EXHIBIT B



This conveyance is made subject to the following covenants, restrictions and permitted exceptions:

1. Easements to Southern Natural Gas as recorded in Deed Book 141, Page 42; Deed Book 141, Page 60 and Deed Book 196, Page 310, in the Probate Office of Shelby County, Alabama.
2. Permits to Alabama Power Company as recorded in Deed Book 136, Page 340 and Deed Book 131, Page 484, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company as recorded in Deed Book 101, Page 509 in the Probate Office of Shelby County, Alabama.
4. Right of Way to Shelby County, Alabama recorded in Deed Book 167, Page 404 and Deed Book 244, Page 478, in the Probate Office of Shelby County, Alabama.
5. Riparian rights, if any, to creek on rear of the Property.
6. Encroachment on Southwest side as shown on Survey of Arrington Engineering, dated April 13, 2021.
7. Fences as shown on survey of Arrington Engineering dated April 13, 2021, do not coincide with surveyed boundaries. This and all consequences thereof are excepted.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Nelson R. Bailey and Jane L. Bailey</u>	Grantee's Name	<u>Delia Hueramo</u>
Mailing Address	<u>410 Valley View Lane</u> <u>Indian Springs, AL 35124</u>	Mailing Address	<u>1004 Fox Creek Circle</u> <u>Hoover, AL 35244</u>
Property Address	<u>2500 Pelham Pkwy.</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>June 17, 2021</u>
		Total Purchase Price \$	<u>2,250,000.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

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 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 June 17, 2021

Print W E H Pitts

Unattested
(verified by)

Sign W E H Pitts
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1