

20210630000316140
06/30/2021 09:47:06 AM
DEEDS 1/5

Upon recording return this instrument to:

Pelham Board of Education
3162 Pelham Parkway
Birmingham, Alabama 35124

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Pelham Board of Education
3162 Pelham Parkway
Birmingham, Alabama 35124

RECORDING USE ONLY:

The following information is offered in lieu of
submitting an RT-1 Real Estate Sales Validation
Form pursuant to Ala. Code (1975) §40-22-1

**Grantor's Name and
Mailing Address:**

First Bank of Alabama
Post Office Box 797
Talladega, Alabama 35161

**Grantee's Name and Mailing
Address:**

Pelham Board of Education
3162 Pelham Parkway
Birmingham Alabama, 35124

Property Address:

52 acres, more or less, at
Highway 261/Helena Road
Helena, Alabama 35080

Date of Sale:

June 29, 2021, 2021.

Purchase Price:

\$468,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **First Bank of Alabama**, an Alabama banking corporation, successor by merger to SouthFirst Bank (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the **Pelham Board of Education** (the "Grantee"), the real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, if any, restrictive covenants, rights of way, easements and reservations of record that apply to the Property and specifically those matters shown on **EXHIBIT B** attached hereto and made a part hereof. By acceptance of this deed, Grantee acknowledges that the Property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims, and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the Property, together with the appurtenances, unto the said Grantee, its successors or assigns forever, together with every contingent remainder and right of reversion. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property other than that the Grantor has neither permitted or suffered a lien, encumbrance or adverse claim to the Property the date of acquisition thereof by the Grantor and expressly disclaims any further warranties or covenants.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 28th day of June, 2021.

Grantor:

First Bank of Alabama

By: [Signature]

Name: J. Chad Jones

Its: President / C.E.O.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Chad Jones, whose name as President/C.E.O. of **First Bank of Alabama**, an Alabama banking corporation, successor by merger to SouthFirst Bank 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 instrument, he/she, in such capacity, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 28th day of June, 2021.

[NOTORIAL SEAL]

[Signature]
Notary Public

My commission expires: 3-26-2025

EXHIBIT A**Legal Description of the Property**

A parcel of land being situated in the Southwest one-quarter of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found 2 inch open pipe marking the Southwest corner of said Section 11; thence run South 88 degrees 46 minutes 08 seconds East along the South line of said Section for a distance of 528.00 to a set capped rebar stamped (GSA) marking the POINT OF BEGINNING; thence leaving said South line, run North 38 degrees 10 minutes 38 seconds East for a distance of 1674.13 feet to a set capped rebar stamped (GSA); thence run North 40 degrees 50 minutes 14 seconds West for a distance of 131.45 feet to a set capped rebar stamped (GSA), said point lying on a curve to the left with a radius of 858.39 feet, a central angle of 11 degrees 54 minutes 49 seconds, a chord bearing of North 46 degrees 47 minutes 39 seconds West and a chord distance of 178.17 feet; thence run along the arc of said curve for a distance of 178.49 feet to a set capped rebar stamped (GSA); thence run North 52 degrees 45 minutes 03 seconds West for a distance of 240.03 feet to a set capped rebar stamped (GSA), said point lying on a curve to the left with a radius of 499.18 feet, a central angle of 18 degrees 55 minutes 20 seconds, a chord bearing of North 62 degrees 12 minutes 43 seconds West and a chord distance of 164.11 feet; thence run along the arc of said curve for a distance of 164.86 feet to a set capped rebar stamped (GSA); thence run North 71 degrees 40 minutes 18 seconds West for a distance of 322.63 feet to a set capped rebar lying on the Southeasterly Right of Way of Highway 261; thence run North 22 degrees 48 minutes 34 seconds East along said Right of Way for a distance of 81.09 feet to a set capped rebar stamped (GSA); thence run South 67 degrees 11 minutes 26 seconds East along said Right of Way for a distance of 10.00 feet to a set capped rebar stamped (GSA); thence run North 22 degrees 48 minutes 34 seconds East along said Right of Way for a distance of 20.00 feet to a set capped rebar stamped (GSA); thence leaving said Southeasterly Right of Way, run South 71 degrees 40 minutes 18 seconds East for a distance of 304.76 feet to a found nail, said point lying on a curve to the right with a radius of 599.18 feet, a central angle of 18 degrees 55 minutes 20 seconds, a chord bearing of South 62 degrees 12 minutes 43 seconds East and a chord distance of 196.98 feet; thence run along the arc of said curve for a distance of 197.88 feet to a set capped rebar stamped (GSA); thence run South 52 degrees 45 minutes 03 seconds East for a distance of 240.03 feet to a set capped rebar stamped (GSA), said point lying on a curve to the right with a radius of 958.39 feet, a central angle of 11 degrees 54 minutes 49 seconds, a chord bearing of South 46 degrees 47 minutes 39 seconds East and a chord distance of 198.92 feet; thence run along the arc of said curve for a distance of 199.28 feet to a set capped rebar stamped (GSA); thence run South 40 degrees 50 minutes 14 seconds East for a distance of 124.98 feet to a found capped rebar stamped (Sain); thence run South 46 degrees 11 minutes 00 seconds East for a distance of 601.47 feet to a found capped rebar; thence run North 22 degrees 28 minutes 45 seconds East for a distance of 751.81 feet to a found capped rebar stamped (Sain); thence run South 64 degrees 55 minutes 56 seconds East for a distance of 310.96 feet to a found 5/8 inch rebar; thence run South 00 degrees 18 minutes 27 seconds West along the West line of Block 1 of Cedar Cove Phase III as recorded in Map Book 10, Page 34 in the office of the Judge of Probate for Jefferson County, Alabama for a distance of 486.22 feet to a found capped rebar stamped (Weygand); thence run South 00 degrees 18 minutes 23 seconds East along the West line of said Block 1 for a distance of 1099.49 feet to a found 2 inch open pipe marking the Southwest corner of the Southwest one-quarter of the Southeast one-quarter of said Section 11; thence run North 88 degrees 34 minutes 01 seconds West along the South line of said Section 11 for a distance of 2113.24 feet to the POINT OF BEGINNING. Said parcel contains 2,278,556 square feet or 52.31 acres more or less.

LESS AND EXCEPT:

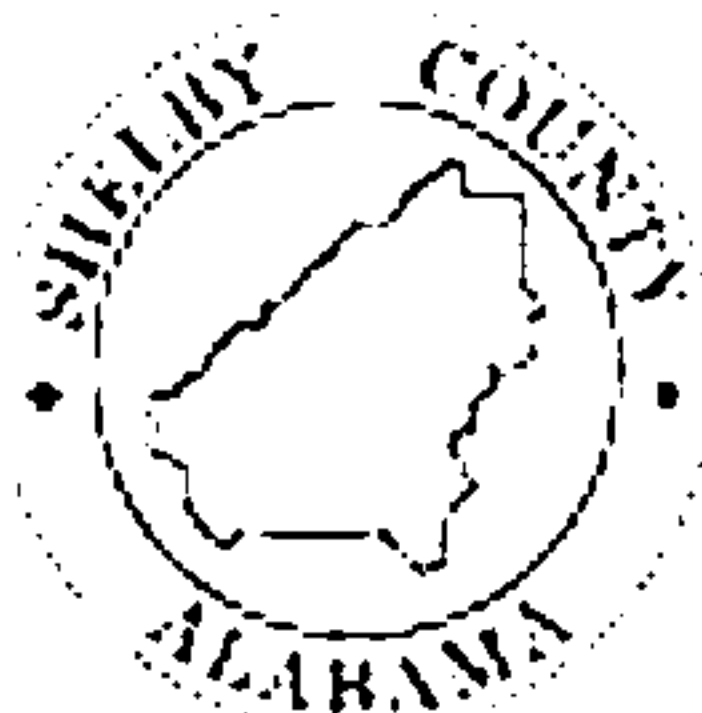
A parcel of land being situated in the Southwest one-quarter of Section 11 Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found 2 inch open pipe marking the Southwest corner of said Section 11; thence run South 88 degrees 46 minutes 08 seconds East along the South line of said Section for a distance of 528.00 to a set capped rebar stamped (GSA); thence run South 88 degrees 34 minutes 01 seconds East along the South line of said Section 11 for a distance of 579.05 feet to a point; thence leaving said South line, run North 05 degrees 56 minutes 07 seconds West for a distance of 104.22 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 100.00 feet to a 10 inch hickory tree; thence run North 84 degrees 01 minutes 22 seconds East for a distance of 100.00 feet to a found capped rebar stamped (Roberts); thence run South 05 degrees 58 minutes 27 seconds East for a distance of 99.99 feet to a found capped rebar stamped (Roberts); thence run South 84 degrees 01 minutes 01 seconds West for a distance of 100.07 feet to the POINT OF BEGINNING. Said parcel contains 10,003 square feet or 0.23 acres more or less. Also being that property described upon deed instrument #1993-02792, from J.E. Bearden and Mrs. J.E. Bearden to The Utility Board of the Town of Helena, recorded on 1/29/1993.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2021, a lien, but not yet payable, until October 1, 2021, and subsequent years.
2. All matters affecting the Property as shown by the survey dated May 27, 2021, prepared by Derek S. Meadows, Registration No. 29996.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2021 09:47:06 AM
\$35.00 JOANN
20210630000316140

Allen S. Bayal