

THIS INSTRUMENT PREPARED BY:

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of **Seven Hundred Twenty Five Thousand and no/100 Dollars (\$725,000.00)**, to the undersigned, **JPP PROPERTIES, LLC**, an Alabama limited liability company ("GRANTOR") in hand paid by **CITY OF PELHAM, ALABAMA**, a municipal corporation, ("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.

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).

JPP PROPERTIES, LLC

*JPP Properties, LLC*  
BY: *Barbara P. Screven, member*  
Barbara P. Screven, Member

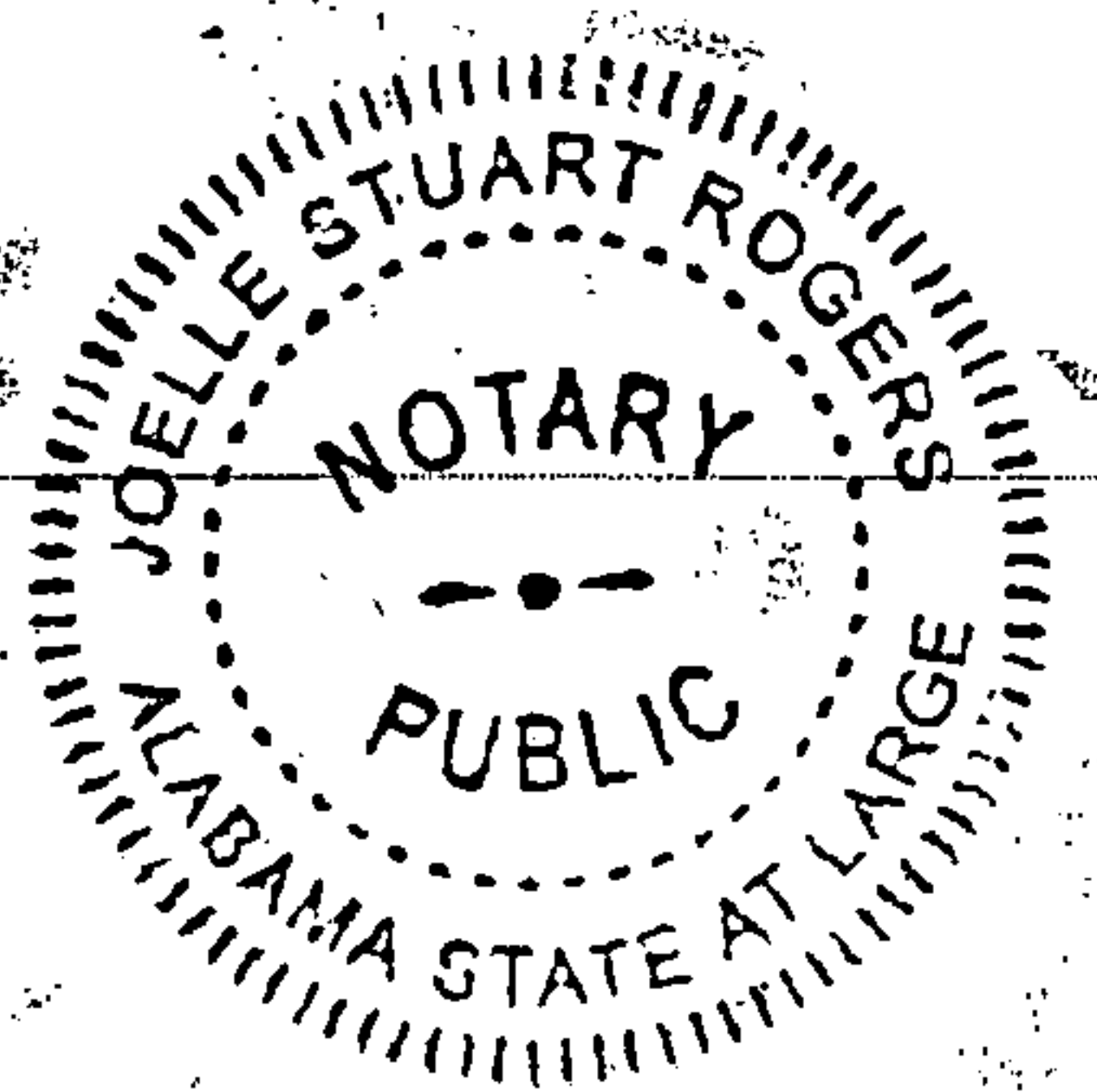
STATE OF ALABAMA  
COUNTY OF STATE AT LARGE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara P. Screven, whose name as Member of JPP Properties, LLC 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, she, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 28<sup>th</sup> day of June, 2021.

*Joelle Stuart Rogers*  
Notary Public

My Commission Expires: September 21, 2021  
(Additional Signature Attached)





20210701000319760 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/01/2021 11:22:04 AM FILED/CERT


**JPP PROPERTIES, LLC**

BY: JPP Properties LLC  
by Susan P. May, member  
Susan P. May, Member

Georgia  
STATE OF ~~ALABAMA~~  
COUNTY OF Fulton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan P. May, whose name as Member of JPP Properties, LLC 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, she, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 29 day of June, 2021.

  
Notary Public

My Commission Expires:

04/26/2024





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

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 6, Township 20 South, Range 2 West; run thence in a Southerly direction along the Easterly line of said quarter-quarter Section for a distance of 195 feet; thence turn an angle to the right of  $53^{\circ}05'$  and run in a Southwesterly direction for a distance of 923.03 feet to the point of beginning, from the point of beginning thus obtained thence continue along last described course for a distance of 554.94 feet; thence turn an angle to the right of  $134^{\circ}59'$  and run in a Northerly direction for a distance of 100.07 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for a distance of 392.76 feet to a point on the Easterly right of way line of U.S. Highway 31 South; thence turn an angle to the right of 89 degrees 51 minutes and run in a Northerly direction along the Easterly right of way line of U.S. Highway No. 31 South for a distance of 494.43 feet to a point in the center line of Bishop Creek; thence turn an angle to the right of 134 degrees 36 minutes 30 seconds and run in a Southeasterly direction along the Center line of Bishop Creek for a distance of 188.92 feet; thence turn an angle to the right of  $16^{\circ}17'$  minutes and run in a Southeasterly direction along the Center line of Bishop Creek for a distance of 150.23 feet; thence turn an angle to the left 32 degrees 41 minutes and run in a Southeasterly direction along the Center line of Bishop Creek 38.58 feet; thence turn an angle to the left of  $64^{\circ}47'$  and run in a Northeasterly direction along the Center line of Bishop Creek for a distance of 83.02 feet; thence turn an angle to the left of  $22^{\circ}45'30''$  and run in a Northeasterly direction along the Center line of Bishop Creek for a distance of 56.43 feet; thence turn an angle to the left of  $30^{\circ}25'30''$  and run in a Northeasterly direction along the Center line of Bishop Creek for a distance of 108.21 feet; thence turn an angle to the right of  $40^{\circ}36'$  and run in a Northeasterly direction along the Center line of Bishop Creek for a distance of 72.91 feet; thence turn an angle to the left of 5 degrees 12'30" and run in a Northeasterly direction along the Center line of Bishop Creek a distance of 103.77 feet; thence turn an angle to the left of  $30^{\circ}53'30''$  and run in a Northeasterly direction along the Center line of Bishop Creek for a distance of 69.18 feet; thence turn an angle to the right of  $130^{\circ}25'30''$  and run in a Southeasterly direction for a distance of 474.74 feet to the point of beginning.

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : JPP Properties, LLC  
Mailing Address 3030 Salisbury Road  
Birmingham, AL 35213

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

Property Address: Pelham Parkway  
Pelham, AL

Date of Sale 6/30/21  
Total Purchase Price \$ 725,000.00  
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)

☐ 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 6/28/2021  
JPP Properties, LLC  
Sign By: Barbara P. Scriven, member  
(Grantor/Grantee/Owner/Agent) circle one  
Print Barbara P. SCRIVEN

Unattested

(Verified by)