

This instrument was prepared by:  
Jason E. Gilmore, Esq.  
Gordon, Dana & Gilmore, LLC  
600 University Park Place, Suite 100  
Birmingham, AL 35209

Send tax notice to:  
TBL Properties, LLC  
2900 1<sup>st</sup> Avenue South  
Birmingham, AL 35233

STATUTORY WARRANTY DEED

STATE OF ALABAMA        )  
                                      )        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY        )

That in consideration of Six Hundred Ten Thousand and no/100 Dollars (\$610,000.00) to the undersigned Grantor, **Pelham Properties, LLC**, an Alabama limited liability (hereinafter referred to as "GRANTOR"), in hand paid by GRANTEE herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto **TBL Properties, LLC**, an Alabama limited liability company (herein referred to as "GRANTEE"), the following described real estate, situated in Shelby, County, Alabama, to-wit:

The real property legally described as follows:

**A parcel of land situated in the NW 1/4 of Section 30, Township 20 South, Range 2 West, in Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the NW corner of Section 30, Township 20 South, Range 2 West; thence South 0°10'19" East a distance of 1309.75 feet; thence North 89°59'24" East a distance of 119.13 feet to the Point of Beginning; thence continue along the last described course a distance of 119.12 feet; thence South 0°10'20" West a distance of 360.59 feet to a point on the Northerly right of way of Pardue Road (60' ROW); thence South 87°32'49" West along said right of way a distance of 119.22 feet; thence North 0°10'12" West and leaving said right of way a distance of 365.67 feet to the Point of Beginning.**

Subject to:

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. 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 and gravel in , on and under subject property.
3. Transmission line permit to Alabama Power Company, as recorded in Deed Book 127, page 408, in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County, recorded in Deed Book 180, page 584, in the Probate Office of Shelby County, Alabama.
5. Protective Covenants recorded in Real 320, page 378, in the Probate Office of Shelby County, Alabama.
6. Less and except any part of the subject property lying within a road right of way.

7. Any matters reflected on the Alta/NSPS Land Title Survey prepared by Rodney Keith Cunningham with Engineering Design Group-, LLC dated 07/29/21 and designated as Project No.: TCHE001.

8. Easement to Alabama Power Company recorded in 20210922000462090

*Part of the consideration set out above is represented by a purchase money mortgage recorded simultaneously herewith.*

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by a member who is authorized to execute this conveyance, has hereto set his signature this the 10 day of September, 2021.

Pelham Properties, LLC

By: Kenneth C. Nolen, Jr.  
Kenneth C. Nolen, Jr., a Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

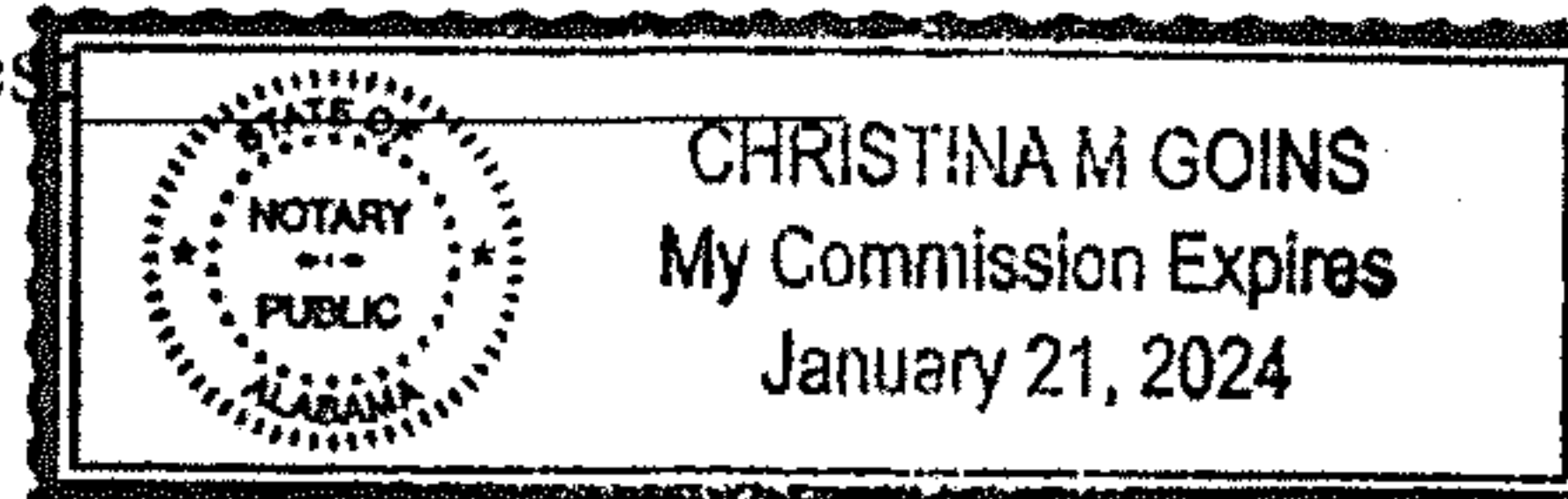
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth C. Nolen, Jr., whose name as a Member of Pelham Properties, LLC, an Alabama limited liability company, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in said capacity and with full authority, executed the same voluntarily on the day the same bears date on behalf of said company.

Given under my hand and official seal, this the 10 day of September, 2021.

(SEAL)

Christina M. Goins  
Notary Public

My Commission Expires



**Real Estate Sales Validation Form – FORM RT-1**

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

Grantor's Name Pelham Properties, LLC  
 Mailing Address 2770 Welborn Street  
 Pelham, AL 35124

Grantee's Name TBL Properties, LLC  
 Mailing Address 2900 1<sup>st</sup> Avenue South  
 Birmingham, AL 35233

Property Address 87 Pardue Road  
 Pelham, AL 35124

Date of Sale September 21, 2021  
 Total Purchase Price \$610,000.00

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

\_\_\_\_\_ Appraisal

**XXXXX** Sales Contract

\_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ 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 Section 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 Section 40-22-1 (h).

Date 9/10/2021

Print: Pelham Properties, LLC

XX Unattested \_\_\_\_\_  
 (verified by)

Sign Kenneth C. M. [Signature]  
 (Grantor)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/22/2021 12:06:07 PM  
 \$138.00 CHERRY  
 20210922000462730

*Allen S. Bayl*