

20211022000515660
10/22/2021 03:15:42 PM
DEEDS 1/4

Upon recording return this instrument to:

City of Pelham, Alabama
P. O. Box 1419
Pelham, Alabama 35124
Attn: Gretchen DiFante

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:

City of Pelham, Alabama
P. O. Box 1419
Pelham, Alabama 35124
Attn: Gretchen DiFante

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:**

Susan Schein
1406 Sutherland Place
Homewood, Alabama 35209

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

City of Pelham, Alabama
P. O. Box 1419
Pelham, Alabama 35124
Attn: Gretchen DiFante

Property Address:

11.03 acres at intersection of Shelby
County Road 35 and Shelby County
Road 52

Date of Sale:

October 21, 2021

Purchase Price:

\$2,795,000.00

**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 **Susan Schein**, an unmarried person (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the **City of Pelham, Alabama**, an Alabama municipal corporation (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").

The Grantor is the surviving spouse of Lonnie G. Schein, the other named grantee in that certain deed recorded in Instrument No. 1999-44338 in the Probate Office of Shelby County, Alabama, Lonnie G. Schein, having died on December 26, 2000.

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto to the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 20th day of October, 2021.

Grantor:

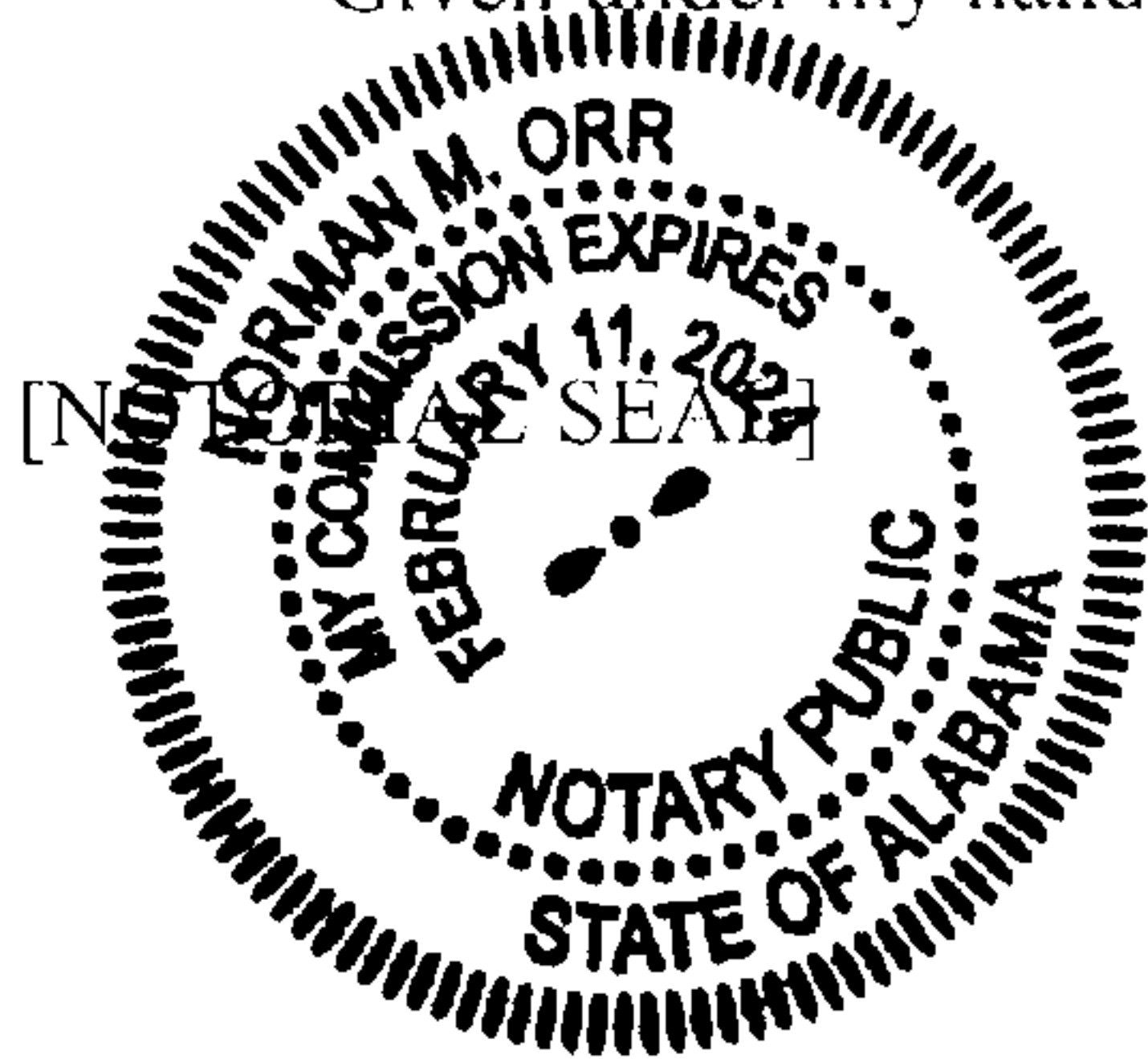


Susan Schein

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Susan Schein**, an adult person, 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 said instrument, she executed the same voluntarily on the day and year the same bears date.

Given under my hand and official seal this 20th day of October, 2021.



Notary Public

My commission expires: 2-11-2024

EXHIBIT A

A tract of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, and the SW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the southeast corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed north 00 degrees 02 minutes 21 seconds west along the east boundary of said Section 24 for a distance of 3092.90 feet to a 1/2" capped rebar in place being located on the westerly right of way of Shelby County Highway #35, said point also being the point of beginning; from this beginning point proceed north 00 degrees 00 minutes 34 seconds east for a distance of 122.0 feet to a 1/2" capped rebar in place (Bailey); thence proceed north 88 degrees 58 minutes 20 seconds east for a distance of 16.78 feet to a 1/2" capped rebar in place (Farmer) being located on the westerly right of way of said Shelby County Highway #35; thence proceed northeasterly along the westerly right of way of said road and along the curvature of a concave curve left having a delta angle of 05 degrees 04 minutes 07 seconds and a radius of 1183.24 feet for a chord bearing and distance of north 02 degrees 24 minutes 59 seconds east, 104.64 feet to a 1/2 " capped rebar in place which is the southeast corner of Lot No. 1 of the Oak Mountain Commons as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 41, Page 2; thence proceed north 89 degrees 39 minutes 26 seconds west along the south boundaries of Lots No. 1, 2, 3, and 4 of said subdivision for a distance of 728.73 feet; thence proceed south 84 degrees 59 minutes 51 seconds west along the south boundaries of Lots No. 4 and 14 of said subdivision for a distance of 171.49 feet; thence proceed south 77 degrees 23 minutes 01 second west along the south boundary of said Lot No. 14 of said subdivision for a distance of 67.57 feet to a 1/2" rebar in place (RCF PLS), said point being located on the easterly right of way of U.S. Interstate 65 Highway; thence proceed South 30 degrees 26 minutes 28 seconds east along the easterly right of way of said Interstate 65 for a distance of 416.40 feet to a concrete right of way monument; thence proceed south 11 degrees 46 minutes 48 seconds east along the easterly right of way of said Interstate 65 for a distance of 229.87 feet to a 1/2: rebar in place (RCF PLS), said point being located on the northerly right of way of Shelby County Highway #52; thence proceed south 64 degrees 52 minutes 26 seconds east along the northerly right of way of said Highway #52 for a distance of 357.18 feet (set 1/2" rebar CA-0114-LS); thence proceed north 04 degrees 56 minutes 29 seconds east for a distance of 192.67 feet to a 1/2" rebar in place (RCF PLS); thence proceed northeasterly along the curvature of a concave curve left having a delta angle of 14 degrees 51 minutes 21 seconds and a radius of 200.0 feet for a chord bearing and distance of north 85 degrees 47 minutes 42 seconds east 51.71 feet to the P.T. of said curve; thence proceed north 81 degrees 50 minutes 38 seconds east for a distance of 31.02 feet to the P.C. of a concave curve right having a delta angle of 36 degrees 45 minutes 42 seconds and a radius of 150.0 feet; thence proceed along the curvature of said curve for a chord bearing and distance of south 81 degrees 48 minutes 44 seconds east, 94.60 feet to the P.T. of said curve being a 1/2" rebar in place (RCF PLS); thence proceed south 63 degrees 39 minutes 51 seconds east for a distance of 59.81 feet to a 1/2" rebar in place (RCF PLS), said point being located on the aforementioned westerly right of way of Shelby County Highway #35; thence proceed north 26 degrees 30 minutes 30 seconds east along the westerly right of way of said Highway #35 for a distance of 41.93 feet; thence proceed north 17 degrees 53 minutes 16 seconds east along the westerly right of way of said Highway #35 for a distance of 206.98 feet (set 1/2" rebar CA-0114-LS), being the P.C. of a concave curve left having a delta angle of 06 degrees 58 minutes 51 seconds and a radius of 1183.24 feet; thence proceed northeasterly along the westerly right of way of said Highway #35 and along the curvature of said curve for a chord bearing and distance of north 13 degrees 56 minutes 53 seconds east 144.07 feet to the point of beginning.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2022, a lien, but not yet payable, until October 1, 2022, and subsequent years.
2. All matters shown on that certain ALTA/NSPS Land Title Survey dated March 16, 2021, prepared by James M. Ray, Ala. Reg. No. 18383, Ray and Gilliland, P.C. Ala. Board Cert. No. CA-0114-LS.
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 subject property.
5. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 184, Page 417, and Deed Book 126, Page 292, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and all rights incident thereto as recorded in Deed Book 36, Page 426 and Deed Book 23, Page 525, in said Probate Office.
7. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and Deed Book 23, Page 525, in said Probate Office.
8. Easement to Colonial Pipe Line as recorded in Deed Book 268, Page 458, and Deed Book 220, Page 657, in said Probate Office.
9. Use Restrictions as contained in that deed recorded in Instrument No. 1999-44338 in said Probate Office.
10. Grant of Easement Right of Way and Release of Right of Way Easement between 3-M Developers, LLC and Colonial Pipeline Company as recorded in Instrument No. 1999- 45190 in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2021 03:15:42 PM
\$32.00 CHERRY
20211022000515660

Allen S. Bayl