



20220524000210590 1/5 \$1285.00  
 Shelby Cnty Judge of Probate, AL  
 05/24/2022 02:58:42 PM FILED/CERT

***This Instrument prepared by:***

Jason A. Forbus, Esq.  
 Davidson, Davison, Umbach & Forbus, LLC  
 310 Samford Village Court, Suite 200  
 Auburn, Alabama 36830

***After recording return to:***

MI Sweetwater, LLC  
 3060 Peachtree Road, N.W., Suite 1080  
 Atlanta, Georgia 30305

**RECORDING USE ONLY**

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

<b>Grantor's Name/Mailing Address:</b>	<b>Grantee's Name/Mailing Address:</b>	<b>Property address:</b>
Pelham Investment Partners, LLC 80 W. Wieuca Road, N.E., Suite 204 Atlanta, Georgia 30342 Attention: Messrs. C. Lee Wooddall and Thornton Anderson	MI Sweetwater, LLC 3060 Peachtree Road, N.W. Suite 1080 Atlanta, Georgia 30305	3080 Pelham Street Shelby County, Alabama
		<b>Date of Sale: May __, 2022</b>
		<b>Purchase Price: \$1,250,000.00</b>

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:  
 Bill of Sale     Sales Contract     Closing Statement     Appraisal     Other

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA    )  
   :  
 COUNTY OF SHELBY    )

KNOW ALL PERSONS BY THESE PRESENTS, that **PELHAM INVESTMENT PARTNERS, LLC**, a Georgia limited liability company (hereinafter collectively referred to as the "Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **MI SWEETWATER, LLC**, a Georgia limited liability company (the "Grantee"), subject to the matters hereinafter set forth, the real property situated in Shelby County, Alabama, described on Exhibit A attached hereto and made a part hereof by this reference (the "Property"):

Shelby County, AL 05/24/2022  
 State of Alabama  
 Deed Tax:\$1250.00



20220524000210590 2/5 \$1285.00  
Shelby Cnty Judge of Probate, AL  
05/24/2022 02:58:42 PM FILED/CERT

This conveyance is subject only to, and there is excepted from the warranty of this conveyance, the following exceptions (collectively, the "Exceptions"): (a) taxes and assessments for the year 2022 and subsequent years not yet due and (b) the matters set out on Exhibit B attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever; subject, however, to the Exceptions.

The Property herein conveyed is conveyed in an "AS-IS, WHERE-IS" condition, and this Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the GRANTOR, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1975).

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

The Property does not constitute the homestead of any of the parties constituting Grantor.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]



20220524000210590 3/5 \$1285.00  
Shelby Cnty Judge of Probate, AL  
05/24/2022 02:58:42 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal on or as of the 11<sup>th</sup> day of May, 2022.

**PELHAM INVESTMENT PARTNERS, LLC,**  
a Georgia limited liability company

By: WOODDALL HOLDINGS, LLLP, a Georgia limited liability limited partnership, Manager

By: Wooddall Management, LLC, a Georgia limited liability company, its General Partner

By: C. Lee Wooddall (SEAL)  
Charles Lee Wooddall, Manager

STATE OF Georgia )  
 )  
Fulton COUNTY )

Before me, Charles Lee Wooddall, a notary public in and for said county in said state, personally appeared C. Lee Wooddall, as Manager of Wooddall Management, LLC, a Georgia limited liability company, General Partner of Wooddall Holdings, LLLP, a Georgia limited liability limited partnership, as Manager of Pelham Investment Partners, LLC, who is known to me, who signed the above referenced Instrument in my presence, and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that, being informed of the contents of said Instrument, he/she/they voluntarily executed the same in his/her/their authorized capacity(ies), with full authority and as the act of said entity, and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Instrument.

I certify under PENALTY of PERJURY under the laws of the State of Georgia that the foregoing paragraph is true and correct.

Given under my hand and official seal this 11<sup>th</sup> day of May, 2022.



Mary Davis Bell  
Notary Public

My commission expires: 2/27/26

[NOTARIAL



20220524000210590 4/5 \$1285.00  
Shelby Cnty Judge of Probate, AL  
05/24/2022 02:58:42 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land located in the Southeast  $\frac{1}{4}$  of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said Section 14; thence in a Westerly direction along the South line of said Section 14 a distance of 201.98 feet to the center line of Atlantic Coast Line Railroad right of way; thence  $62^{\circ} 35'$  right along the center line of said right of way in a Northwesterly direction a distance of 196.31 feet to the intersection of the center line of the Ashville-Montevallo Road; thence  $20^{\circ} 35'$  right in a Northwesterly direction along said center line of said road a distance of 703.74 feet; thence  $90^{\circ}$  left in a Southwesterly direction a distance of 30.0 feet to the West right of way line of said road and the Point of Beginning of herein described property; thence continue along last described course a distance of 180.88 feet to the Northeast right of way line of Atlantic Coast Line Railroad; thence  $69^{\circ} 25'$  right in a Northwesterly direction along said right of way a distance of 594.74 feet to the beginning of a curve to the left, said curve having a central angle of  $27^{\circ} 12'$  (measure  $8^{\circ} 07' 53''$ ) and a radius of 2,914.82 feet; thence along arc of said curve a distance of 413.67 feet; thence  $125^{\circ} 32' 53''$  right, measured from tangent of said curve, in an Easterly direction a distance of 670.32 feet to the West right of way line of Ashville-Montevallo Road, said point being on a curve to the left having a central angle of  $2^{\circ} 23' 18''$  and a radius of 277.35 feet (calculated 2,775.35); thence  $95^{\circ} 34' 48''$  right, measured to tangent of said curve, in a Southerly direction along arc of said curve a distance of 115.69 feet to end of said curve; thence continue along said right of way line in a Southerly direction a distance of 180.82 feet to the beginning of a curve to the left, said curve having a central angle of  $10^{\circ} 01' 30''$  and a radius of 3,223.53 feet; thence continue along arc of said curve in a Southerly direction a distance of 564.02 feet to end of said curve and the Point of Beginning.

Tax parcel # 13 6 14 4 001 002.000



20220524000210590 5/5 \$1285.00  
Shelby Cnty Judge of Probate, AL  
05/24/2022 02:58:42 PM FILED/GERT

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Ad valorem real estate taxes for the year of Closing and subsequent years, not yet due and payable;
2. Special district assessments and special assessments not yet due and payable;
3. Zoning ordinances, building codes, and other land use laws and applicable governmental regulations, if any, affecting the Property;
4. Rights of tenants, as tenants only, under leases;
5. Matters that would be disclosed by a current and accurate survey and inspection of the Property; and
6. Easements, encumbrances (but not liens created by Grantor), covenants, conditions and restrictions of record.