

20220909000351950
09/09/2022 02:14:22 PM
DEEDS 1/4

Upon recording return this instrument to:

City of Pelham, Alabama
P. O. Box 1419
Pelham, Alabama 35124
Attention: Michael Simon

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
81 Burnham Street
Birmingham, Alabama 35242

Mail tax notice to:

City of Pelham, Alabama
P. O. Box 1419
Pelham, Alabama 35124
Attention: Michael Simon

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 Names and Mailing
Addresses:**

McLaurin Commercial LLC
3124 Blue Lake Drive
Vestavia Hills, Alabama 35243

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

City of Pelham, Alabama
P. O. Box 1419
Pelham, Alabama 35124
Attention: Michael Simon
n

Property Address:

1904 Montgomery Highway
Pelham, Alabama 35124

Date of Sale:

September 8th, 2022

Purchase Price:

\$180,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing ☐ Appraisal ☐ Other
Statement

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 **McLaurin Commercial LLC**, an Alabama limited liability company (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").

TO HAVE AND TO HOLD unto Grantee and to Grantee's successors and assigns, forever, subject, however, to the Permitted Exceptions set forth on **EXHIBIT B** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 8th day of September, 2022.

Grantor:

McLaurin Commercial LLC

By: [Signature]

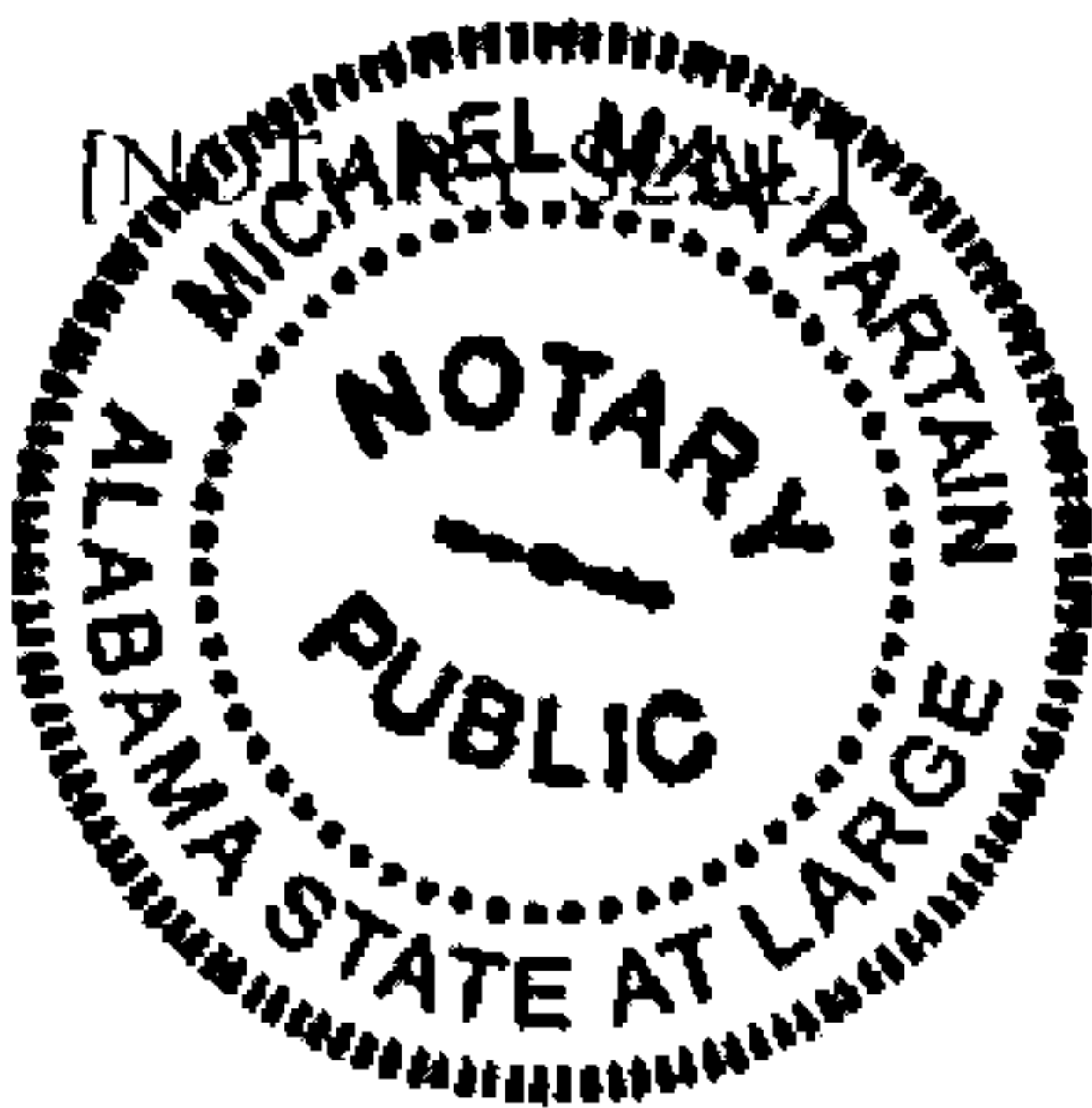
Name: Adam McLaurin

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Adam McLaurin, whose name as Manager of **McLaurin Commercial LLC**, an Alabama limited liability company, 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, he/she, in such capacity and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 8th day of September, 2022.



[Signature]
Notary Public
My commission expires: 1-20-2025

EXHIBIT A

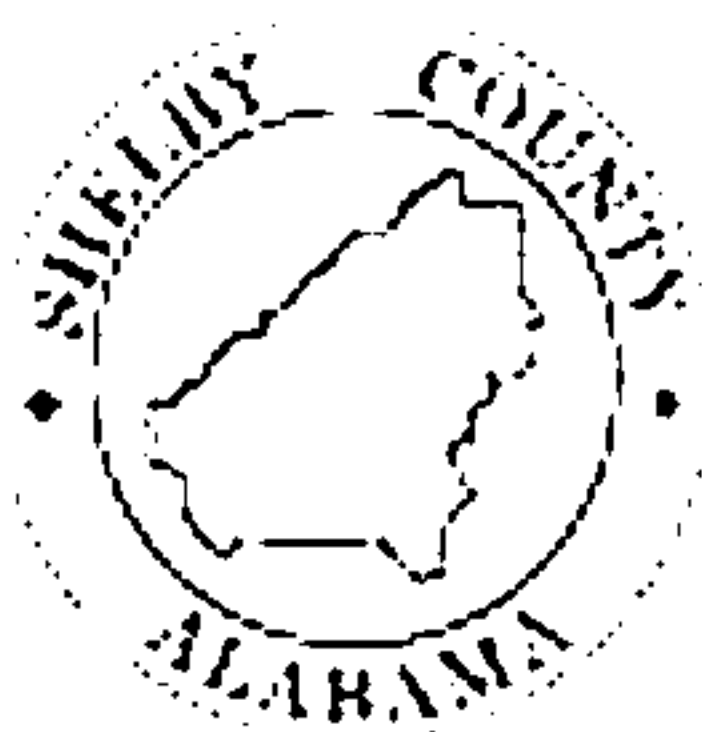
A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 125.0 feet; thence turn left 82 degrees 15 minutes 27 seconds and run Southeasterly along a line of existing steel bollard poles, 69.15 feet, more or less, to the intersection of said existing steel bollard poles and the Westerly right-of-way line of U.S. Highway 31, and to a point of a curve to the left, having a radius of 5629.58 feet, a central angle of 1 degree 22 minutes 10 seconds; thence run Northerly along said right-of-way line and along said curve for a distance of 134.55 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run Westerly along said North line 80.0 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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
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.
4. Right of way granted to South Central Bell Telephone as recorded in Deed Book 188, page 858, in the Probate Office of Shelby County, Alabama.
12. Sign Easement dated May 16, 2007, by and between David Graham and TLC Properties, Inc. and recorded in Instrument #2007235240 in said Probate Office
13. All matters as shown on survey by Jeff D. Arrington, dated April 17, 2019, including but not limited to the following:
 - A) Overhead Power Lines traversing the Property.
 - B) Sign and Sign Easement along Northern part of the Property.
 - C) Extension of and encroachment of Rip Rap along Northern property line.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2022 02:14:22 PM
\$32.00 JOANN
20220909000351950

Allen S. Bayl