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Shelby Cnty Judge of Probate, AL  
09/19/2022 02:22:29 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

GRISSIM AND HODGES  
Attn: Sam D. Hodges, III  
323 Union Street, Suite 400  
Nashville, TN 37201

SEND TAX NOTICE TO:

BT Pelham Associates, LLC  
943 Oak Valley Lane  
Nashville, TN 37220

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this \_\_\_\_ day of September, 2022, by THE CITY OF PELHAM, whose address is P.O. Box 1419, Pelham, AL 35124 ("Grantor"), in favor of BT PELHAM ASSOCIATES, LLC, a Tennessee limited liability company, having an address at 943 Oak Valley Lane, Nashville, TN 37220 ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all right, title and interest of Grantor in and to any improvements and appurtenances thereto belonging or in anywise appertaining, and all any and all roads, alleys and ways bounding the Property.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

*[Signature page follows]*

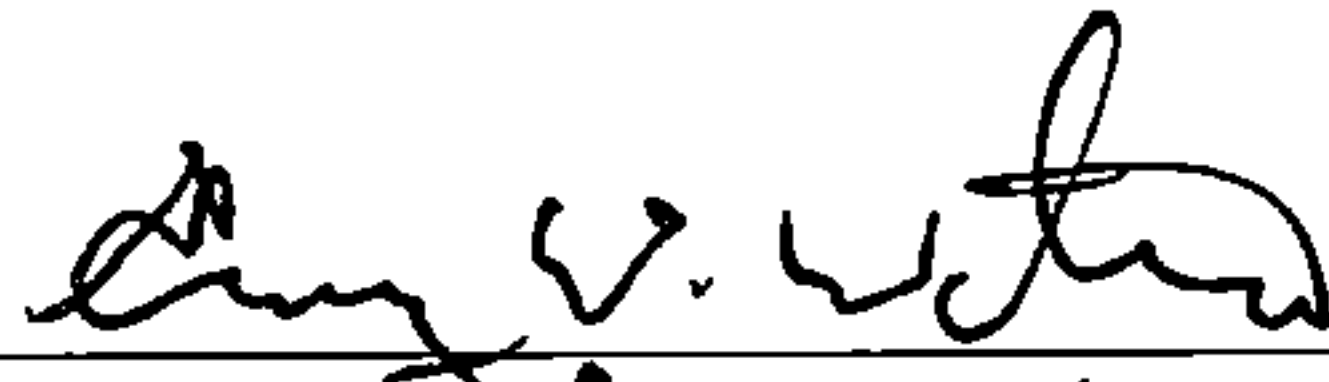
Shelby County, AL 09/19/2022  
State of Alabama  
Deed Tax: \$1175.00



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IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the 16<sup>TH</sup> day of September, 2022, to be effective as of the day and year first above written.

CITY OF PELHAM

By:   
Print Name: GARY W. WATERS  
Title: MAYOR

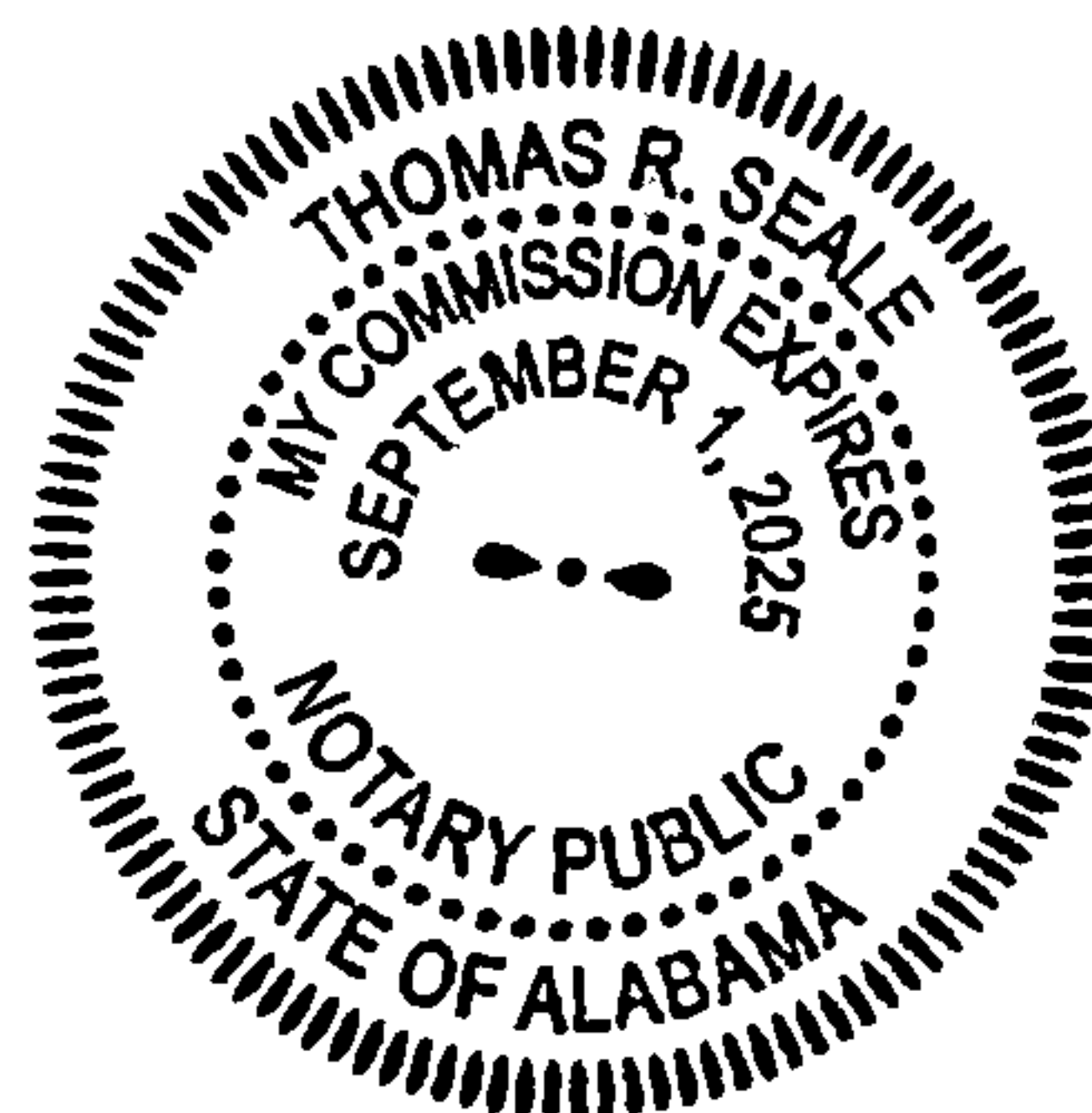
STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16<sup>TH</sup> day of September, 2022, within my jurisdiction, the within named GARY W. WATERS, who acknowledged that he is MAYOR of **THE CITY OF PELHAM** and on behalf of the City, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by the City so to do.

  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
(SEAL)







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Exhibit A

Commence at the Southeast corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 00° 02' 21" West along the East boundary of said Section 24 for a distance of 3092.90 feet to a ½" capped rebar in place being located on the Westerly right-of-way of Shelby County Highway #35; thence proceed North 00° 00' 34" East for a distance of 122.0 feet to a ½" capped rebar in place (Bailey); thence proceed North 88° 58' 20" East for a distance of 16.78 feet to a ½" 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° 04' 07" and a radius of 1183.24 feet for a chord bearing and distance of North 02° 24' 59" East, 104.64 feet to a ½" 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 at Page 2; thence proceed North 89° 39' 26" West along the South boundaries of Lots No. 1, 2 and 3 of said subdivision for a distance of 571.09 feet; thence proceed South 02° 36' 43" East for a distance of 217.45 feet (set ½" rebar CA-0114-LS) to the point of beginning. From this beginning point proceed North 87° 32' 45" East for a distance of 197.57 feet (set ½" rebar CA-0114-LS); thence proceed South 02° 08' 27" East for a distance of 240.0 feet (set ½" rebar CA-0114-LS); thence proceed South 49° 54' 42" East for a distance of 33.08 feet (set ½" rebar CA-0114-LS); thence proceed South 06° 36' 02" West for a distance of 103.25 feet; thence proceed Southwesterly along the curvature of a concave curve right having an arch distance of 27.70 feet and a radius of 200.00 for a chord bearing and distance of South 89° 15' 20" West, 27.68 feet to a ½" rebar in place (RCF PLS); thence proceed South 04° 56' 29" West for a distance of 192.67 feet (set ½" rebar CA-0114-LS), said point being located on the Northerly right-of-way of Shelby County Highway 52; thence proceed North 64° 52' 26" West along the Northerly right-of-way of said Highway #52 for a distance of 357.18 feet to a ½" rebar in place (RCF PLS), said point being located on the Easterly right-of-way of U. S. Interstate 65 Highway; thence proceed North 11° 46' 48" West along the Easterly right-of-way of said Interstate 65 for a distance of 229.87 feet to a concrete right-of-way monument in place; thence proceed North 00° 00' West for a distance of 118.74 feet (set ½" rebar CA-0114-LS); thence proceed North 59° 33' 32" East for a distance of 92.63 feet (set ½" rebar CA-0114-LS); thence proceed North 87° 32' 45" East for a distance of 113.60 feet to the point of beginning.

The above-described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and contains 4.08 acres, said property also being Lot No. 1, Final Plat The Grande Vista, a Commercial Subdivision, to be recorded in Shelby County, Alabama in Plat Book Map 56, Page 84.



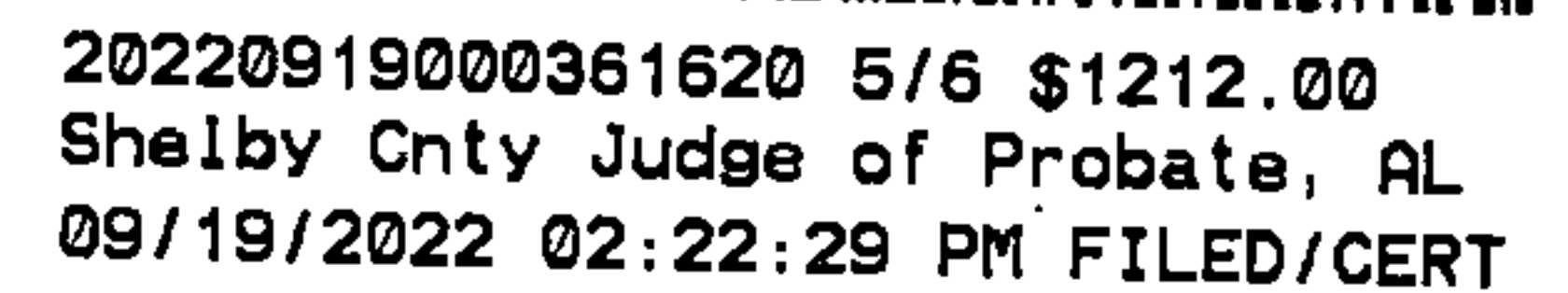
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EXHIBIT B  
PERMITTED ENCUMBRANCES

1. All taxes for the fiscal year 2022 and subsequent years, not yet due and payable.
2. Title to the coal, oil, gas and other minerals underlying the surface of the land insured hereunder and all rights and easements in favor of the holder of the coal, oil, gas and mineral estate or by any party claiming by, through or under said holder.
3. The limitation that the grantees are prohibited from constructing a gas station or a convenience store on the subject property as set forth in Warranty Deed from 3-M Developers, L.L.C., an Alabama limited liability company to Susan Schein and Lonnie G. Schein, dated October 25, 1999, recorded in Instrument No. 1999-44338, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Transmission Line Permits to Alabama Power Company recorded in Deed Book 126 Page 300, and Deed Book 127 Page 312, aforesaid records.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 36 Page 426, aforesaid records.
6. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and the Subject Property.
7. All matters shown on ALTA/NSPS Land Title Survey prepared by James M. Ray, AL Reg No. 18383 on behalf of Ray & Gilliland, P.C., dated July 8, 2022, Job No. TSPELHAM (the "Survey").
8. Ordinance No. 135-239, of the City of Pelham, Alabama, dated October 4, 2021, and recorded October 26, 2021, in Instrument No. 20211026000517740, aforesaid records.
9. All matters shown on plat of survey of Lot No. 1, Final Plat The Grande Vista, a Commercial Subdivision, to be recorded in Shelby County, Alabama in Plat Book Map 56, Page 84, aforesaid records.



***This Document must be filed in accordance with Code of Alabama 19***



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 09-14, 2022

Unattested

[Signature]

(verified by)

Print: GARY W. WATERS

Sign: [Signature]

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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