

STATE OF ALABAMA       )  
SHELBY COUNTY        )

Send tax notices to:  
The Commercial Development Authority of the  
City of Alabaster, Alabama  
1953 Municipal Way  
Alabaster, Alabama 35007

20230105000003920  
01/05/2023 08:07:48 AM  
DEEDS 1/5

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **WEST GATE LTD PARTNERSHIP** (Grantor) the receipt of which is acknowledged by **THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER**, an Alabama non-profit corporation (the "Grantee"), Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor. However, the warranties implied in this conveyance shall extend to any defects created by Silver Creek Development, LLC.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses:		Grantee's Name and Mailing Address:	
Westgate Ltd Partnership c/o Denise Conner 2005 Lake Heather Drive Birmingham, AL 35242		Commercial Development Authority of the City of Alabaster, Alabama 1953 Municipal Way Alabaster, Alabama 35007	
Property Address:		See Legal Description Exhibit A	
Date of Sale:		December 16 , 2022	
Total Purchase Price:		\$10.00	
The Purchase Price can be verified by:		Settlement Agreement	

*[Signature pages to follow.]*

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed, to be effective as of December 16 , 2022.

**GRANTOR:**

**Westgate Ltd Partnership**

By: D & K Conner, LLC  
Its: General Partner

By: Denise Conner  
Denise Conner  
Title: Sole Member

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

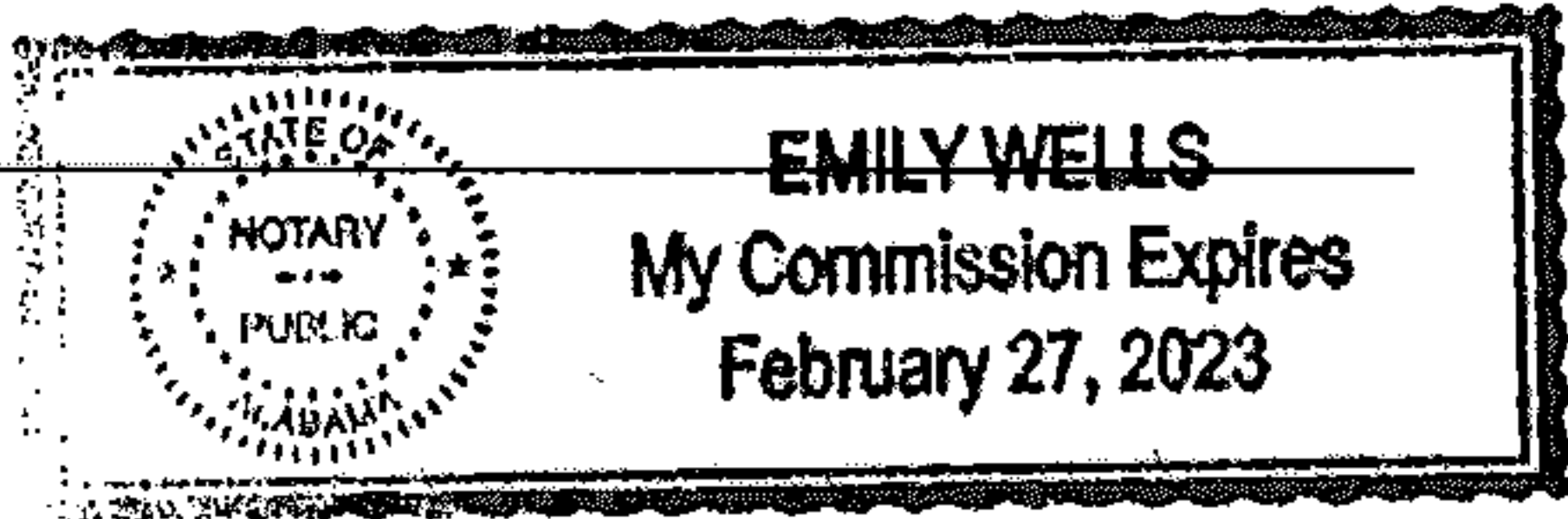
I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Denise Connor, whose name as Sole Member of D & K Conner, LLC, General Partner of West Gate Ltd Partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this 16<sup>th</sup> day of December, 2022.

Emily Wells  
Notary Public

AFFIX SEAL

My commission expires:



This Instrument Prepared By:

Michael B. Odom  
Phelps Dunbar LLP  
2001 Park Place North, Suite 700  
Birmingham, Alabama 35203

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**EXHIBIT A**

**Description of the Property**

A tract of land being in the North Half of the Northeast Quarter of Section 26, Township 21 South, Range 3 West, situated in Shelby County, Alabama, more particularly described by bearings as follows:

Commence at the Northeast corner of Section 26, Township 21, Range 3 West, Shelby County, Alabama; thence South 86 degrees 41 minutes 56 seconds West, a distance of 2454.63 feet to Northwest corner of Lot 1, Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 20 degrees 41 minutes 29 seconds East, a distance of 202.55 feet along the West line of Lot 1 to the Northwest corner of Lot 15 as recorded therein at the point of beginning; thence South 20 degrees 41 minutes 29 seconds East, a distance of 141.16 feet along said West line; thence South 80 degrees 26 minutes 32 seconds West a distance of 20.27 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 343.71 feet; thence North 86 degrees 33 minutes 31. seconds East a distance of 20.96 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 898.73 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 446.70 feet to the East right of way line of Alabama Highway No. 119; thence North 15 degrees 23 minutes 33 seconds West a distance of 521.26 feet along said right of way; thence South 74 degrees 36 minutes 27 seconds West a distance of 20.00 feet along said right of way; thence North 15 degrees 21 minutes 53 seconds West a distance of 821.60 feet along said right of way to the South right of way line of Silver Creek Parkway; thence North 76 degrees 38 minutes 07 seconds East a distance of 50.06 feet along said South right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 81 degrees 39 minutes 58 seconds West and a chord length of 38.59 feet along said right of way; thence run along the arc of said curve 38.64 feet along said right of way; thence North 86 degrees 41 minutes 55 seconds East a distance of 88.66 feet along said right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 84 degrees 40 minutes 23 seconds East and a chord length of 66.01 feet; thence run 66.26 feet along the arc of said right of way; thence run South 76 degrees 02 minutes 45 seconds East a distance of 25.26 feet along said right of way line to the PC of a curve to the right, concave Northerly with a radius of 280.00 feet, a chord bearing of South 82 degrees 38 minutes 05 seconds East and a chord length of 64.261 feet along said right of way; thence run along the arc of said curve 64.40 feet along said right of way to the point of beginning.

**Exhibit B**

**Exceptions**

1. Taxes for the year 2021 and subsequent years not yet due and payable.
2. Easements and Rights of Way of Record.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name West Gate LTD Partnership  
 Mailing Address 2250 Highland Ave S  
Birmingham, 35205

Grantee's Name Alabaster Commercial Development  
 Mailing Address Board  
1953 Municipal Way  
Alabaster, AL 35007

Property Address PIN 23 7 26 0 001 001.001

Date of Sale 12/23/2022

Total Purchase Price \$ 10.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/05/2023 08:07:48 AM  
 \$35.00 JOANN  
 20230105000003920



*Allen S. Byrd*

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

☐ Sales Contract

☒ Other COURT SETTLEMENT AGREEMENT

☐ 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 § 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 4 JAN 2023

Print Jeffrey W. Brumlow Esq

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1