



20230523000153030 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
05/23/2023 08:05:07 AM FILED/CERT

This instrument was prepared by
and after recording return to:
DLB Attorneys at Law, LLC
2100B Southbridge Parkway, Suite 240
Birmingham, AL 35209

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **Haney Properties, LLC**, an Alabama limited liability company, formerly known as Southern Seeding Services, Inc., an Alabama corporation (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Pelham Partners, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

Parcel I:

A parcel of land located in the North half of the Southwest Quarter of Section 31, Township 19 South, Range 2 West more particularly described as follows: Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 31; thence in an Easterly direction, a distance of 452.73 feet; thence 86°31'40" right, in a Southerly direction a distance of 1321.78 feet; thence 47°06' right in a Southwesterly direction, a distance of 250.20 feet to a point in the approximate center line of an existing road; thence 100°04'45" left, in a Southeasterly direction along said approximate center line a distance of 380.41 feet to the beginning of a curve to the right, having a radius of 965.17 feet; thence 1°41'30" right, to chord and said curve, in a Southeasterly direction along said approximate center line of said existing road, a chord distance of 56.99 feet; thence 123°34'03" right from said chord, in a Southwesterly direction, a distance of 41.65 feet to the point of beginning; thence continue along last described course, a distance of 282.17 feet; thence 90° left, in a Southeasterly direction, a distance of 205.86 feet; thence 90° left, in a Northeasterly direction, a distance of 282.17 feet; thence 90° left, in a Northwesterly direction, a distance of 205.86 feet to the point of beginning.

Together with a non-exclusive easement for ingress and egress over, on or across the following described real property situated in the City of Pelham, Shelby County, Alabama, to-wit: A parcel of land located in the North Half of the Southwest Quarter

of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 31; thence in an Easterly direction, a distance of 452.73 feet; thence $86^{\circ}31'40''$ right in a Southerly direction, a distance of 1321.78 feet; thence $47^{\circ}06'$ right, in a Southwesterly direction, a distance of 250.20 feet to a point in the approximate center line, a distance of 380.41 feet to the beginning of a curve to the right, having a radius of 965.17 feet; thence $1^{\circ}41'30''$ right, to chord and said curve in a Southeasterly direction along said approximate center line of said existing road a chord distance of 56.99 feet to the point of beginning; thence $123^{\circ}34'03''$ right from said chord, in a Southwesterly direction a distance of 41.65 feet; thence 90° left, in a Southeasterly direction, a distance of 72.17 feet; thence $90^{\circ}20'30''$ left in a Northeasterly direction, a distance of 81.26 feet to a point in said approximate center line of an existing road said point being on a curve having a radius of 965.17 feet; thence $116^{\circ}57'49''$ left to tangent of said curve and in a Northwesterly direction along said curve to the left, a distance of 82.00 feet to the point of beginning. Situated in Shelby County, Alabama.

This conveyance is made subject to existing easements, covenants, restrictions, reservations and rights-of-way, if any, appearing of record in the Office of the Judge of Probate of Shelby County, Alabama affecting the above-described property, matters of survey and ad valorem taxes for the current and subsequent years.

For ad valorem tax purposes only, the mailing address of Grantee is 1425 Richard Arrington Jr. Blvd., Suite 100, Birmingham, AL 35205.

Grantor being the successor entity to the Grantee in that certain RTC Alabama Special Warranty Deed recorded as Instrument # 1992-16048 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successors and assigns, forever.

[EXECUTION ON FOLLOWING PAGE]

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Haney Properties, LLC
 Mailing Address 138 5th Avenue NE
 Alabaster, AL 35007

Grantee's Name Pelham Properties, LLC
 Mailing Address 1425 Richard Arrington Jr. Blvd. Suite 100
 Birmingham, AL 35205

Property Address 1020 Commerce Boulevard
 Pelham, AL 35124

Date of Sale 5/22/2023
 Total Purchase Price \$1,157,330.00

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 _____
 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).

Haney Properties, LLC,
 an Alabama limited liability company

Date 5/19/2023

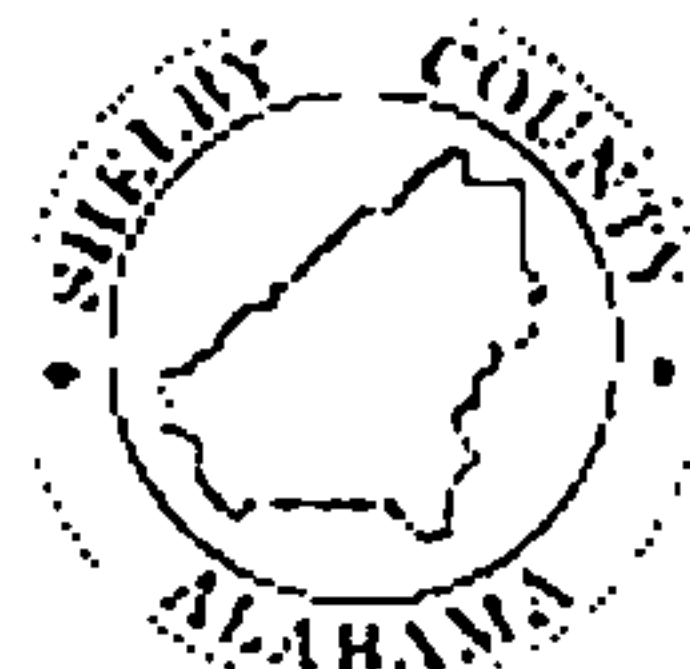
Print Cris Nelson
 Cris Nelson, its Member

Unattested _____
 (verified by)

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2023 08:05:07 AM



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Alvin S. Bayl