

20230623000187730 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/23/2023 02:47:41 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, cash to it in hand paid by the CITY OF PELHAM, ALABAMA, a municipal corporation organized under the laws of the State of Alabama, hereinafter referred to as grantee, the receipt of which is hereby acknowledged, the undersigned CAMPUS NO. 124, LLC, an Alabama Limited Liability Company, hereinafter referred to as grantor, does hereby give, grant, bargain, sell and convey unto said grantee the following described lot or parcel of land lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Norwest Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

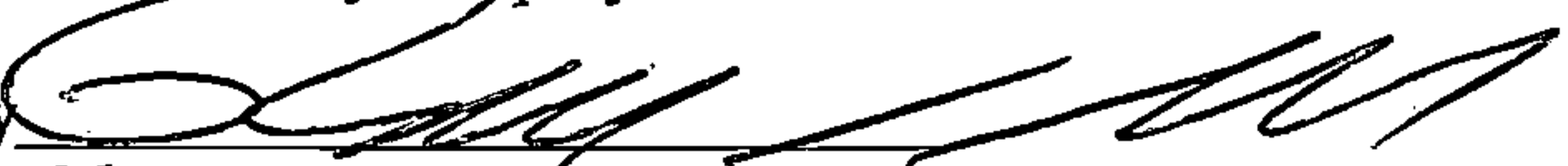
Commencing at the purported Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 6; thence North 00 degrees 08 minutes 05 seconds West, 808.08 feet to the point of beginning; thence from the said point of beginning, continue North 00 degrees 27 minutes 21 seconds West, 160.87 feet to a point; thence North 58 degrees 13 minutes 36 seconds East, 68.04 feet to a point; thence North 64 degrees 45 minutes 15 seconds East, 266.08 feet to a point; thence South 43 degrees 46 minutes 45 seconds West, 429.60 feet to the point of beginning. Containing 0.58 acres, (25134 sq. ft.), more or less.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION SUPPLIED WITHOUT AN EXAMINATION OF THE PUBLIC RECORDS.

TO HAVE AND TO HOLD the above described real estate with the rights, tenements and appurtenances thereunto belonging or in anywise appertaining unto the said grantee, its successors and assigns, forever. The said grantor, for itself, its successors and assigns, does hereby and in consideration of the premises warrant and will forever defend the title to the above described and hereby granted premises unto the said grantee, its successors and assigns, from and against itself and all and every person or persons claiming or holding under it, the said grantor, and also against the lawful title, claim or demand of all and every person or persons whomsoever; covenanting that it is seized in fee simple thereof, and that the same are free from all encumbrances, except restrictions imposed upon the use and enjoyment of subject premises, current ad valorem taxes, easements, ways and building setback lines of record, if any.

IN WITNESS WHEREOF, the said CAMPUS NO. 124, LLC, an Alabama Limited Liability Company has caused these presents to be executed by Randall A. Schrimsher, its Manager, he being thereunto duly authorized, on this the 13th day of JUNE, 2023.

CAMPUS NO. 124, LLC, An Alabama
Limited Liability Company

By 
Its Manager

STATE OF ALABAMA
COUNTY OF MADISON

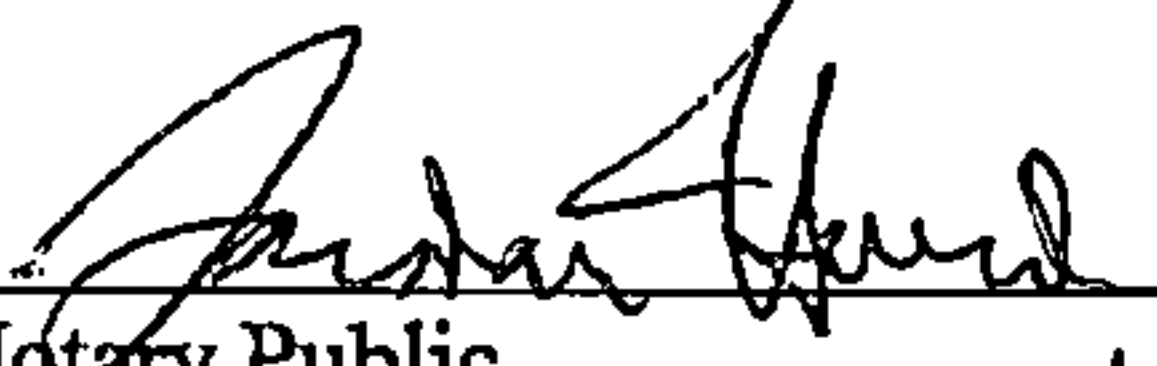
I, the undersigned Notary Public in and for said county and state, hereby certify that Randall A. Schrimsher whose name as Manager of Campus No. 124, LLC, an Alabama Limited Liability

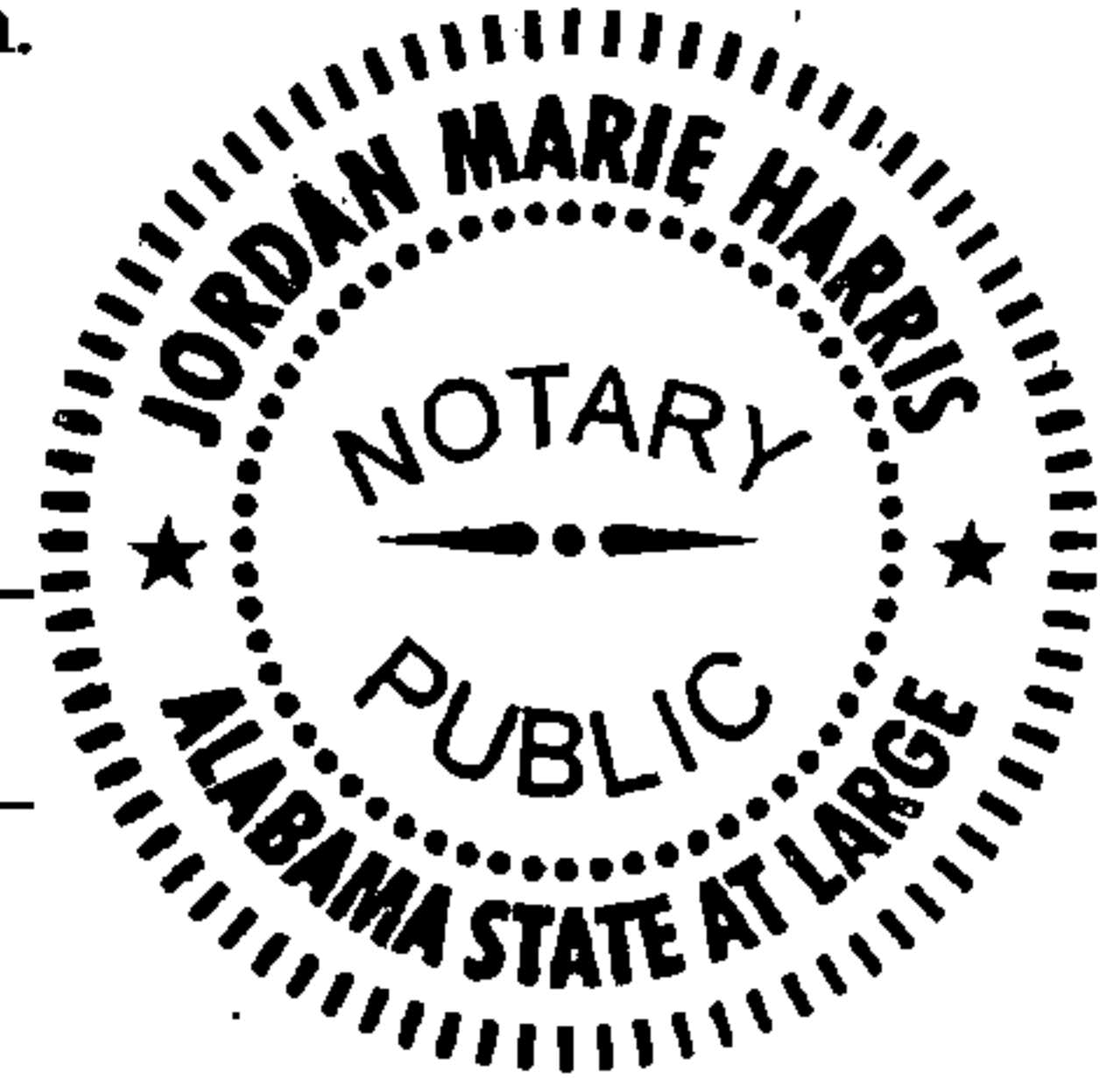


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Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he as such officer and with full authority as sole signatory, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13th day of June, 2023.


Notary Public
My Commission expires: 11/30/2026



Grantor's Name:
Campus No. 124, LLC
228 Holmes Ave. NW, Floor 10
Huntsville, AL 35801

Property Address:
2408 Pelham Pkwy
Pelham, AL 35124

Grantee's Name:
City of Pelham, Alabama
3162 Pelham Parkway
Pelham, AL 35124

Date of Sale: June 13, 2023

Total Purchase Price: \$ 10.00
Or
Actual Value \$ _____
Or
Assessor's Market
Value \$ _____

This instrument prepared by:
James B. Schrimsher
PO Box 414
Huntsville, AL 35804

Real Estate Sales Validation Form

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

Grantor's Name Campus No. 124, LLC
Mailing Address PO Box 41
Huntsville, AL 35804

Grantee's Name City of Pelham
Mailing Address PO Box 1419
Pelham, AL 35124

Property Address 2408 Pelham Parkway
Suite 315
Pelham, AL 35124

Date of Sale June 5, 2023
Total Purchase Price \$ 10.00

or
Actual Value \$

or
Assessor's Market Value \$



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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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other Resolutionn 2023-06-05-02

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 June 21, 2023

Print Tom Seale

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1