

**Upon recording return this instrument to:**

Pelham City Board of Education  
3160 Pelham Parkway  
Pelham, Alabama 35124

**RECORDING USE ONLY:**

**Mail tax notice to:**

Pelham City Board of Education  
3160 Pelham Parkway  
Pelham, Alabama 35124

**This instrument was prepared by:**

Michael M. Partain, Esq.  
2233 2<sup>nd</sup> Avenue North  
Birmingham, Alabama 35203

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  
Address:**

Jacob Martin Ellison  
2135 Highway 52 East  
Pelham, Alabama 35124

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

Pelham City Board of Education  
3160 Pelham Parkway  
Pelham, Alabama 35124

**Property Address:**

2135 Highway 52  
Pelham, Alabama 35124

**Date of Sale:**

August 24 2023.

**Purchase Price:**

\$200,000.00

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

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

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**GENERAL 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 paid to **Jacob Martin Ellison**, an unmarried adult person (the "Grantor"), in hand paid by the **Pelham City Board of Education**, an instrumentality of the State of Alabama (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns, forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and incorporated herein by this reference.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever. The Grantor does, for himself and his heirs and assigns, covenant with the Grantee, its successors and assigns, that he is lawfully seized in fee simple of the Property, that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that he and his heirs and assigns will warrant and defend the same to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 4<sup>th</sup> day of August, 2023.

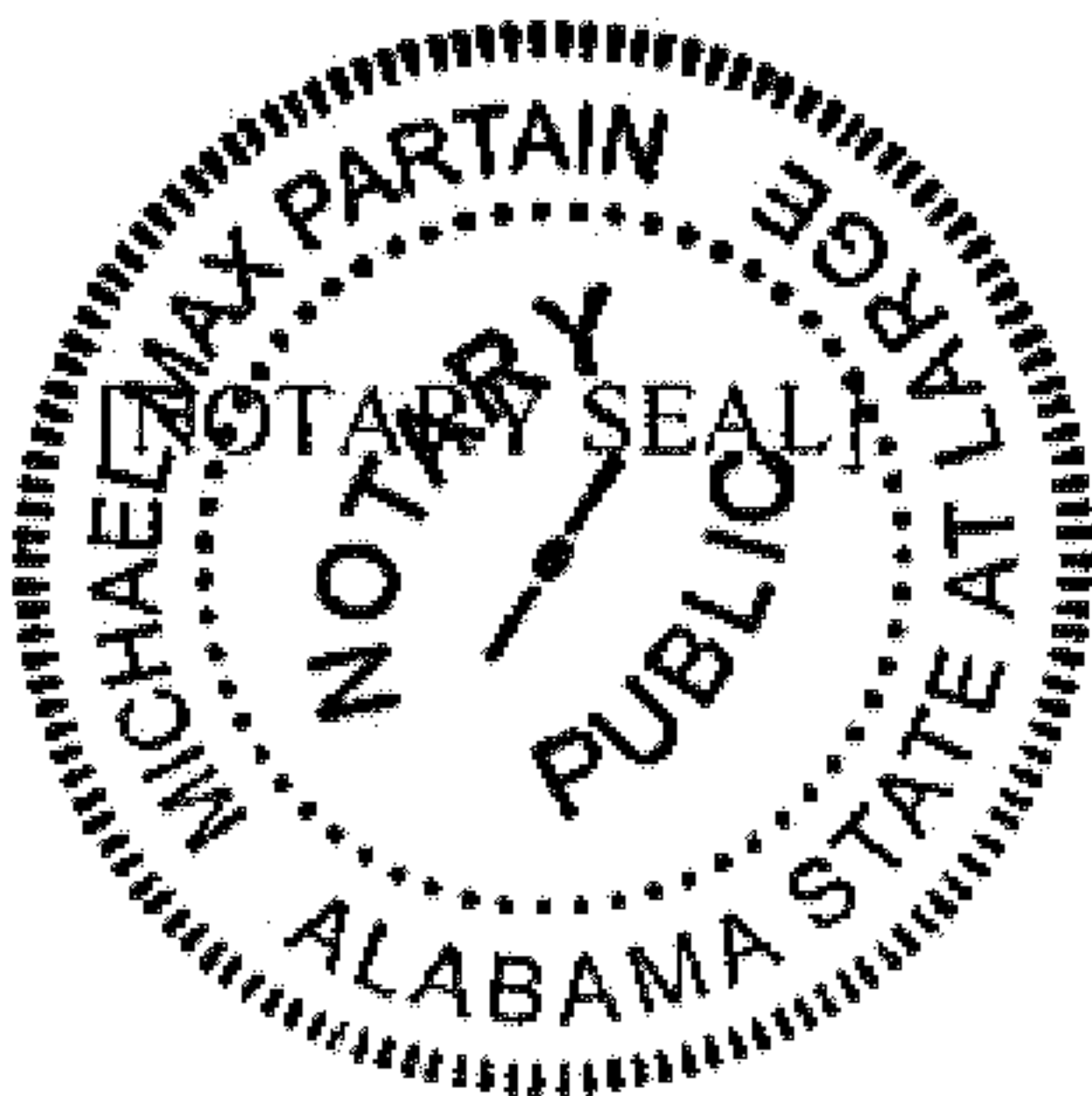
Grantor:

*Jacob Martin Ellison*  
**Jacob Martin Ellison**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Martin Ellison, an adult person, whose name 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 executed the same voluntarily on the day and year the same bears date.

Given under my hand and seal of office this 4<sup>th</sup> day of August, 2023.



*Michael Max Partain*  
Notary Public  
My Commission Expires: 1-20-2025

**EXHIBIT A**

A parcel of land located in the Northeast one quarter of the Southwest one quarter of Section 19, Township 20 South, Range 2 West Shelby County, Alabama. Said parcel being more particularly described as follows:

Commence at a found capped rebar stamped Wheeler marking the Northwest corner of the above mentioned quarter-quarter section; thence run South 00 Degrees 11 Minutes 53 Seconds East along the West line of said quarter-quarter section for a distance of 482.12 feet to a point; thence leaving said West line run North 89 Degrees 48 Minutes 07 Seconds East for a distance of 504.86 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point marking the POINT OF BEGINNING of the parcel herein described; thence run North 81 Degrees 39 Minutes 48 Seconds East for a distance of 210.00 feet to a found capped rebar stamped S M Allen; thence run South 08 Degrees 22 Minutes 22 Seconds East for a distance of 210.94 feet to a found capped rebar stamped S M Allen; thence run South 81 Degrees 40 Minutes 47 Seconds West for a distance of 210.19 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 08 Degrees 19 Minutes 19 Seconds West for a distance of 210.89 feet to the POINT OF BEGINNING.

Together with a 20 foot non-exclusive easement for ingress/egress and utilities as set forth in Instrument #20160609000198970 and Instrument #20160609000198960 in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes due in the year of 2023, a lien, but not yet payable, until October 1, 2023, and subsequent years.
2. 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.
3. Right of way granted to South Central Bell Telephone Company recorded in Deed Volume 334, Page 205, in the Probate Office of Shelby County, Alabama.
4. Subject to the rights of others in and to the use of a non-exclusive easement for ingress and egress as recorded in Instrument #20160602000189740 and corrected in Instrument #20160609000198970 and recorded in Instrument #20160602000189750 and corrected in Instrument #20160609000198960 in said Probate Office.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/07/2023 08:57:49 AM  
\$32.00 JOANN  
20230807000236890

*Allen S. Bayl*