

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Pelham
P. O. Box 1419
Pelham, AL 35124



20231221000366830 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/21/2023 12:20:59 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand Four Hundred Seventy Five and No/00 (\$80,475.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Beverly Ann Mize, married, Deborah Lynn Boswell, married, and Needham Keith Byrd, unmarried**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **City of Pelham, Alabama**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes 2024 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantors or their spouse.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, its successors and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of December, 2023.

Deborah Lynn Boswell
Deborah Lynn Boswell, individually and as Agent for
Needham Keith Byrd

Needham Keith Byrd by Deborah Lynn Boswell, Agent

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Deborah Lynn Boswell, individually and as Agent for Needham Keith Byrd, whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2023.

Kelli M. Todd
Notary Public

My Commission Expires: March 2, 2024

Kelli M. Todd
Notary Public, Alabama State At Large
Commission Expires March 2, 2024

(ADDITIONAL SIGNATURE/NOTARY ATTACHED)



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Beverly Ann Mize
Beverly Ann Mize, individually and as Agent for
Needham Keith Byrd

Needham Keith Byrd by Beverly Ann Mize
Needham Keith Byrd by Beverly Ann Mize, Agent
agent Mize

STATE OF ALABAMA
COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Beverly Ann Mize, individually and as Agent for Needham Keith Byrd, whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of December, 2023.

Madison
Notary Public

My Commission Expires: 08/31/2026

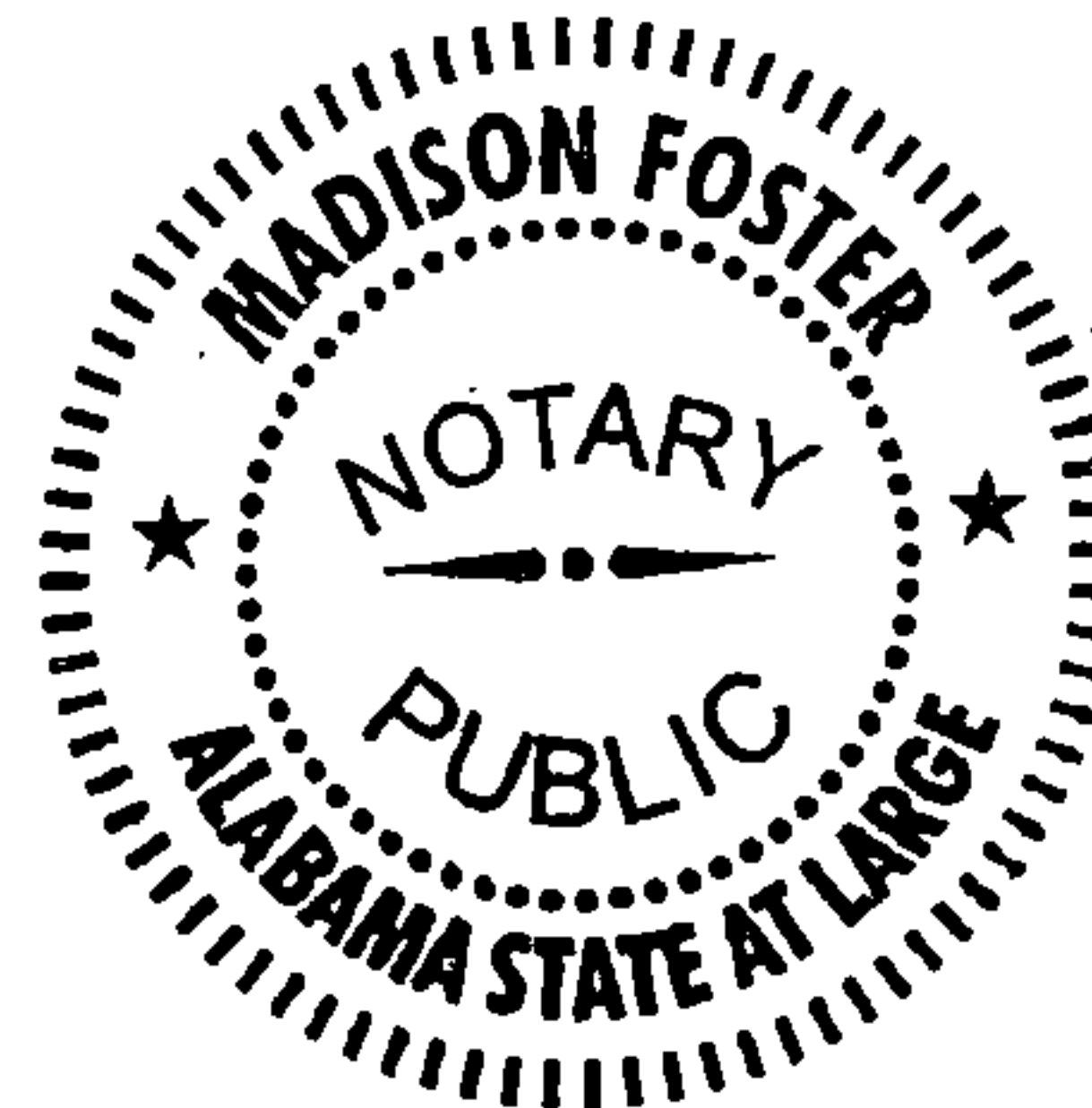

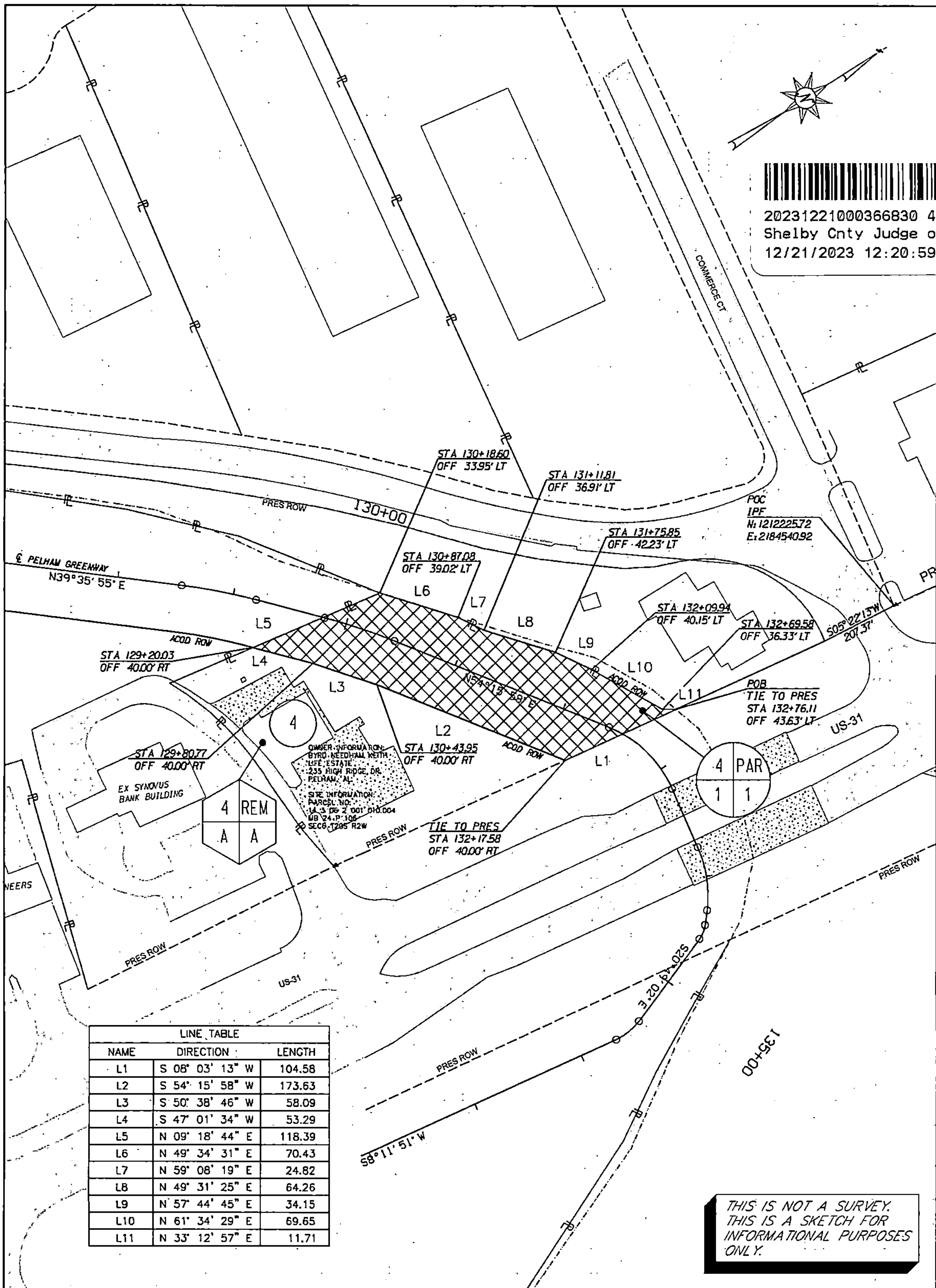


EXHIBIT "A"
LEGAL DESCRIPTION


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The following described property to the extent it is located within the boundary of Lot 1, according to the First Commercial Bank Survey, as recorded in Map Book 24, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama:

Commence from an iron pin found, said iron pin being on the westerly present right of way line of US-31 having the coordinates of N: 1212225.72; E: 2184540.92, said iron pin being the point of commencement; thence run south 05 degrees 22 minutes 13 seconds west for a distance of 207.37 feet to a point, said point also being the point of beginning (said point offset 43.63 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 132+76.11); thence run south 08 degrees 03 minutes 13 seconds west for a distance of 104.58 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 132+17.58); thence run south 54 degrees 15 minutes 58 seconds west for a distance of 173.63 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 130+43.95); thence run south 50 degrees 38 minutes 46 seconds west for a distance of 58.09 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 129+80.77); thence run south 47 degrees 01 minute 34 seconds west for a distance of 53.29 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 129+20.03); thence run north 09 degrees 18 minutes 44 seconds east for a distance of 118.39 feet (said point offset 33.95 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 130+18.60); thence run north 49 degrees 34 minutes 31 seconds east for a distance of 70.43 feet (said point offset 39.02 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 130+87.08); thence run north 59 degrees 08 minutes 19 seconds east for a distance of 24.82 feet (said point offset 36.91 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 131+11.81); thence run north 49 degrees 31 minutes 25 seconds east for a distance of 64.26 feet (said point offset 42.23 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 131+75.85); thence run north 57 degrees 44 minutes 45 seconds east for a distance of 34.15 feet (said point offset 40.15 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 132+09.94); thence run north 61 degrees 34 minutes 29 seconds east for a distance of 69.65 feet (said point offset 36.33 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 132+69.58); thence run north 33 degrees 12 minutes 57 seconds east for a distance of 11.71 feet to the point of beginning.



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LINE TABLE		
NAME	DIRECTION	LENGTH
L1	S 08° 03' 13" W	104.58
L2	S 54° 15' 58" W	173.63
L3	S 50° 38' 46" W	58.09
L4	S 47° 01' 34" W	53.29
L5	N 09° 18' 44" E	118.39
L6	N 49° 34' 31" E	70.43
L7	N 59° 08' 19" E	24.82
L8	N 49° 31' 25" E	64.26
L9	N 57° 44' 45" E	34.15
L10	N 61° 34' 29" E	69.65
L11	N 33° 12' 57" E	11.71

THIS IS NOT A SURVEY.
THIS IS A SKETCH FOR
INFORMATIONAL PURPOSES
ONLY.

CITY OF PELHAM		
*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS		
PROJECT NO: TBHM210019	*ORIGINAL ACREAGE: 1.180 AC±	
TRACT NUMBER: 4	R.O.W. REQUIRED: 0.495 AC±	
COUNTY: SHELBY	REMAINING ACRES: 0.685 AC±	
OWNER: KEITH NEEDHAM BYRD		
SCALE: 1"=100'	DATE: 07/14/2023	REVISED:
SHEET 1 OF 1		



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Real Estate Sales Validation Form

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

Grantor's Name Deborah Lynn Boswell, Beverly Ann Mize
Needham Keith Byrd
Mailing Address 5101 Emory Oak Cr. Apt 109
Bessemer, AL 35022

Grantee's Name City of Pelham, Alabama
Mailing Address P.O. Box 1419
Pelham, AL 35124

Property Address 2302 Pelham Parkway
Pelham, AL

Date of Sale _____
Total Purchase Price \$ 80,475.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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).

Date 12-9-23 Print Beverly Ann Mize
☒ Unattested _____ Sign By: Beverly Ann Mize
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1