

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

20231228000371920 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/28/2023 03:17:12 PM FILED/CERT

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Forty Thousand and No/00 Dollars (\$140,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Synovus Bank, fka First Commercial Bank**, a banking corporation (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **the 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 all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

And the undersigned does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said Synovus Bank fka First Commercial Bank, by Sharon Sanders, as Sr. Vice Pres., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December, 2023.

**SYNOVUS BANK fka First Commercial Bank**

Sharon Sanders

BY: Sharon Sanders Its Sr. Vice Workplace Service

STATE OF ALABAMA Georgia  
COUNTY OF ~~SHELBY~~ Muscogee

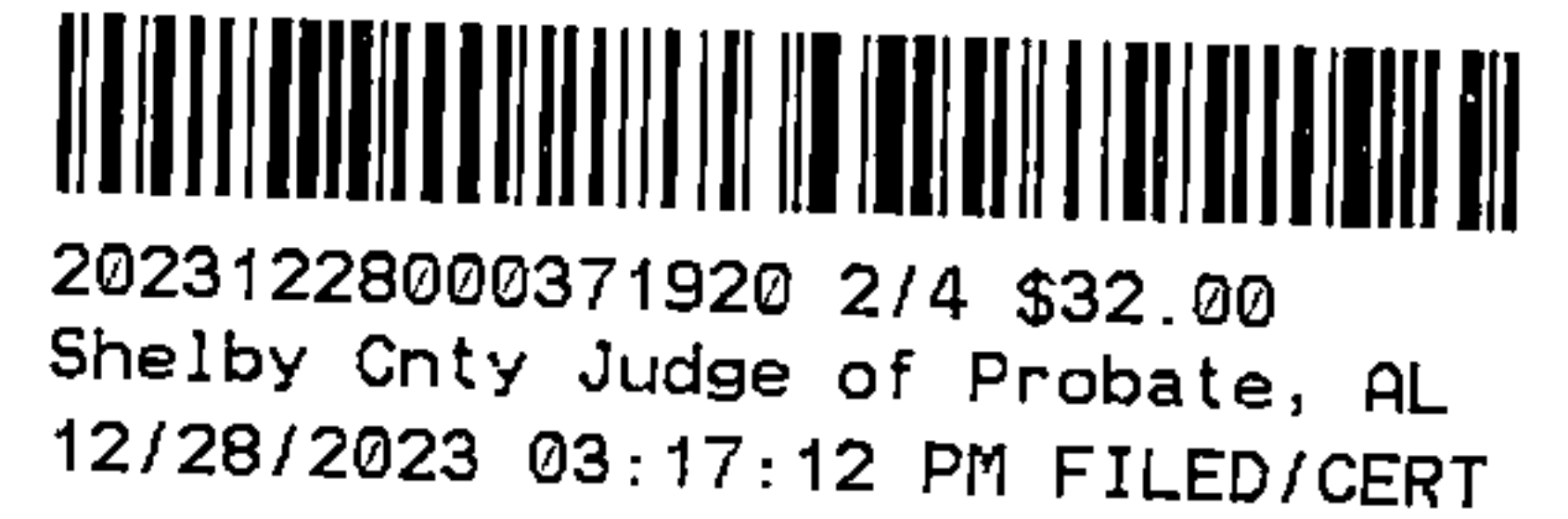
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sharon Sanders, whose name as Sr. Vice Pres. of Synovus Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily in his capacity as Sr. Vice Pres. on the day the same bears date.

Given under my hand and official seal this 18 day of December, 2023.

Tina Hicks  
Notary Public  
My Commission Expires: 7/18/25

TINA M HICKS  
Notary Public - State of Georgia  
Muscogee County  
My Commission Expires Jul 18, 2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

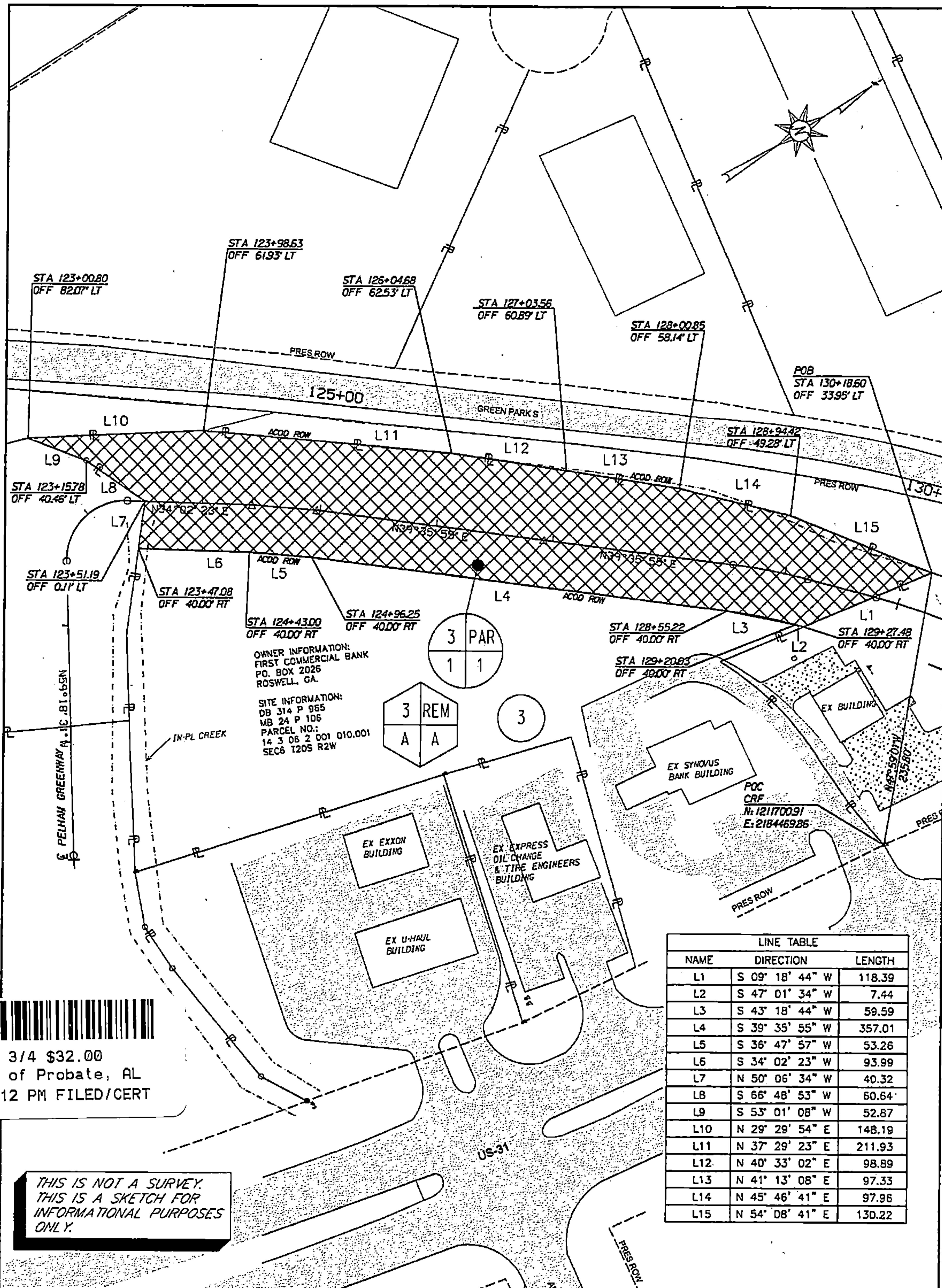


That part of the following described property located within the boundary of that property described in Instrument #1996-4244:

Part of the NW 1/4 of the NW 1/4 of Section 6, Township 20 South, Range 2 West, being more particularly described as follows:

commence from a control rebar found, said control rebar being on the westerly present right of way line of US-31 having the coordinates of N:1211700.91; E: 2184469.86, said control rebar being the point of commencement; thence run north 47 degrees 59 minutes 01 second west for a distance of 235.80 feet to a point, said point also being the point of beginning (said point offset 33.95 +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 130+18.60); thence run south 09 degrees 18 minutes 44 seconds west for a distance of 118.39 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 129+27.48); thence run south 47 degrees 01 minute 34 seconds west for a distance of 7.44 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 129+20.03); thence run south 43 degrees 18 minutes 44 seconds west for distance of 59.59 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 128+55.22); thence run south 39 degrees 35 minutes 55 seconds west for a distance of 357.01 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 124+96.25); thence run south 36 degrees 47 minutes 57 seconds west for a distance of 53.26 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 124+43.00); thence run south 34 degrees 02 minutes 23 seconds west for a distance of 93.99 feet (said point offset 40.00 feet +/- RT and perpendicular to centerline of Pelham Greenway at approximate station 123+47.08); thence run north 50 degrees 06 minutes 34 seconds west for a distance of 40.32 feet (said point offset 0.11 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 123+51.19); thence run south 66 degrees 48 minutes 53 seconds west for a distance of 60.64 feet (said point offset 40.46 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 123+15.78); thence run south 53 degrees 01 minute 08 seconds west for a distance of 52.87 feet (said point offset 82.07 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 123+00.80); thence run north 29 degrees 29 minutes 54 seconds east for a distance of 148.19 feet (said point offset 61.93 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 123+98.63); thence run north 37 degrees 29 minutes 23 seconds east for a distance of 211.93 feet (said point offset 62.53 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 126+04.68); thence run north 40 degrees 33 minutes 02 seconds east for a distance of 98.89 feet (said point offset 60.89 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 127+03.56); thence run north 41 degrees 13 minutes 08 seconds east for a distance of 97.33 feet (said point offset 58.14 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 128+00.85); thence run north 45 degrees 46 minutes 41 seconds east for a distance of 97.96 feet (said point offset 49.28 feet +/- LT and perpendicular to centerline of Pelham Greenway at approximate station 128+94.42); thence run north 54 degrees 08 minutes 41 seconds east for a distance of 130.22 feet to the point of beginning.





LINE TABLE		
NAME	DIRECTION	LENGTH
L1	S 09° 18' 44" W	118.39
L2	S 47° 01' 34" W	7.44
L3	S 43° 18' 44" W	59.59
L4	S 39° 35' 55" W	357.01
L5	S 36° 47' 57" W	53.26
L6	S 34° 02' 23" W	93.99
L7	N 50° 06' 34" W	40.32
L8	S 66° 48' 53" W	60.64
L9	S 53° 01' 08" W	52.87
L10	N 29° 29' 54" E	148.19
L11	N 37° 29' 23" E	211.93
L12	N 40° 33' 02" E	98.89
L13	N 41° 13' 08" E	97.33
L14	N 45° 46' 41" E	97.96
L15	N 54° 08' 41" E	130.22

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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: 4.210 AC±
TRACT NUMBER: 3	R.O.W. REQUIRED: 1.456 AC±
COUNTY: SHELBY	REMAINING ACRES: 2.754 AC±
OWNER: FIRST COMMERCIAL BANK	
SCALE: 1"=100'	DATE: 07/14/2023
SHEET 1 OF 1	



# Real Estate Sales Validation Form

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

Grantor's Name Synovus Bank Grantee's Name City of Pelham, Alabama  
Mailing Address 3400 Overton Park Dr. Mailing Address P.O. Box 1419  
4th Floor Pelham, AL 35124  
Atlanta, GA 30339  
Property Address 2304 Pelham Parkway Date of Sale \_\_\_\_\_  
Pelham, AL Total Purchase Price \$ 140,000.00  
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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 12/10/23

Print Synovus Bank

Unattested

(verified by)

Sign By:

Sharon M. Sander  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1