

SEND TAX NOTICES TO:

Pingree 2000 Real Estate Holdings, LLC
c/o Enterprise Mobility
600 Corporate Park Drive
St. Louis, MO 63105
Attn: Parent Accounting

STATUTORY WARRANTY DEED
(Alabama Statutory – Ala. Code Section 35-4-271)

STATE OF ALABAMA
COUNTY OF SHELBY

Effective as of February 6th, 2024

KNOW ALL MEN BY THESE PRESENTS, that Valley National Bank, a national banking corporation, as successor in interest to Aliant Bank, for and in consideration of the sum of **Seven Hundred Thousand Dollars and 00/100 (\$700,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by **Pingree 2000 Real Estate Holdings, LLC**, a Missouri limited liability company, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is defined as follows (the "Real Property"):

PARCEL I:

LOT 1, ACCORDING TO THE FINAL PLAT OF PARKSIDE VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 35, PAGE 21 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II:

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, SAID TRACT OF LAND ADJOINING LOT 1, ACCORDING TO PARKSIDE VILLAGE PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #31 AND RUN NORTH 89 DEGREES 47 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 95.00 FEET; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 01 SECONDS WEST FOR 15.00 FEET; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 59 SECONDS EAST FOR 87.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #31; THENCE RUN NORTH 27 DEGREES 01 MINUTES 23 SECONDS EAST FOR 16.81 FEET TO THE POINT OF BEGINNING.

PARCEL III:

NON-EXCLUSIVE EASEMENT FOR STORMWATER AS DESCRIBED IN THE NON-EXCLUSIVE STORMWATER EASEMENT AGREEMENT RECORDED SEPTEMBER 20, 2023, AS INSTRUMENT NO. 20230920000281440.

It is the express intent of the Grantor herein to convey its ownership of all oil, gas and other mineral interest in, on and/or under said Real Property and all rights in connection therewith which have not been previously granted to or reserved by others, of record.

The above-described real property is not homestead property.

The parcel number of the above-described real property, which is unimproved, is commonly known as 2930 and 2940 Pelham Parkway, Pelham, Shelby County, Alabama 35124, and is tax parcel numbers 13-6-13-2-002-002.003 and 13-6-13-2-002-003.001.

Together with all and rights, members, privileges, tenements, hereditaments, easements, appurtenances, improvements, rents, profits, fixtures, and other appurtenant interests belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said Grantee and its successors and assigns, in fee simple, forever.

This conveyance is made subject only to those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

And, except as to the above, said Grantor, for itself, its successors and assigns, hereby covenants with said Grantee, its successors and assigns that it is seized of indefeasible estate in fee simple in into said property, that it has good and lawful right to convey the same, that said Real Property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of said Real Property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said Real Property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 26 day of January 2024.

Grantor:

**Valley National Bank, a national banking corporation, as
successor in interest to Aliant Bank**

By: Michael McDonough

Print Name: Michael McDonough

Title: First Vice President

By: Douglas D. Oliver

Print Name: Douglas D. Oliver

Title: First Senior Vice President

STATE OF NEW JERSEY
UNION COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael McDonough, whose name as First Vice President of Valley National Bank, a national banking corporation, as successor in interest to Aliant Bank, 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, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 26 day of January, 2024.

NOTARY PUBLIC

My Commission Expires:

STEPHANIE M HENSEL

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 2429686

MY COMMISSION EXPIRES FEB. 05, 2028

STATE OF NEW JERSEY
UNION COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Oliver, whose name as First Senior Vice President of Valley National Bank, a national banking corporation, as successor in interest to Aliant Bank, 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, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 26 day of January, 2024.

NOTARY PUBLIC

My Commission Expires:

STEPHANIE M HENSEL

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 2429686

MY COMMISSION EXPIRES FEB. 05, 2028

THIS INSTRUMENT PREPARED BY:

Alto Lee Teague, IV

Engel Hairston – Raulston Brown, PC

P.O. Box 1927

Birmingham, AL 35201

(205) 335-0693 / (205) 328-4600

**Exhibit A
to
Warranty Deed**

(Permitted Exceptions)

SUBJECT TO:

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Easements, building lines, notes and restrictions and setback lines as shown on recorded map at Map Book 35, Page 31.
3. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20060630000316160 and Instrument # 20060828000422340.
4. Easement Agreement recorded as Instrument # 20050927000502590.
5. Non-exclusive Stormwater Easement Agreement recorded as Instrument # 20230920000281440.
6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Ray & Gilliland, P.C., James M. Ray, PLS #18383 on January 25, 2024, last revised _____, designated Project No. _____:
 - i. Concrete flume located on subject property without benefit of easement;
 - ii. Pipelines located on subject property without benefit of easement; and
 - iii. Electric lines cross Parcel 2 without benefit of easement.

REAL ESTATE SALES VALIDATION FORM*[This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1]*

Grantor's Name: Valley National Bank, a national banking corporation, as successor in interest to Aliant Bank Grantee's Name: Pingree 2000 Real Estate Holdings, LLC, a Missouri limited liability company

Mailing Address: 1720 Rt. 23 N. Wayne, NJ 07470 Mailing Address: _____

Property Address: 2930 Pelham Parkway, Pelham, Shelby County, Alabama 35124, and is tax parcel number 13-6-13-2-002-002.003 Date of Sale: 2-6-2024

Total Purchase Price: \$700,000.00
 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 ☐ 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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

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 § 40-22-1(h).

Date: _____

_____ Unattested	_____ (verified by)
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Valley National Bank

(Grantee/Grantor)

By: _____

Print Name: MICHAEL McDONOUGH

Title: FIRST VICE PRESIDENT

STATE OF New Jersey
Union COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael McDONOUGH whose name as 1ST V.P. of Valley National Bank, a banking corporation, 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, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 26 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: _____

STEPHANIE M HENSEL
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2429686
MY COMMISSION EXPIRES FEB. 05, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2024 03:27:27 PM
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Allen S. Bayl