

This Instrument Was Prepared By:

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2001 Park Place North, Suite 540
Birmingham, AL 35203

Send Tax Notice To:

Pelham Properties, LLC
7165 Old Overton Club Drive
Vestavia Hills, AL 35242

CORRECTIVE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to the undersigned Grantor, DONOVAN H. GRAVLEE, a married man (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto PELHAM PROPERTIES, LLC, an Alabama limited liability company, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the North 1/2 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, described as follows: Commence at the NE corner of the SW 1/4 of Section 25 and go South 88 deg. 40 min. West along the North boundary of said 1/4 section 1567.66 feet to the East right of way of U.S. Highway No. 31; thence run South 13 deg. 13 min. West along said right of way 125.00 feet to the Point of Beginning; thence continue South 13 deg. 13 min. West along said right of way for 133.03 feet; thence run North 88 deg. 43 min. 49 sec. East for 200.00 feet; thence run North 13 deg. 16 min. 02 sec. East for 132.69 feet; thence South 88 deg. 49 min. 53 sec. West for 200.00 feet to the Point of Beginning. An easement for the purpose of grading and landscaping described as follows: Commence at the NE corner of the SW 1/4 of Section 25 and go South 88 deg. 40 min. West along the North boundary of said 1/4 Section 1567.66 feet to the East right of way of U.S. Highway No. 31; thence run South 13 deg. 13 min. West along said right of way for 258.02 feet to the Point of Beginning; thence continue South 13 deg. 13 min. West along said right of way for 10.00 feet; thence run North 88 deg. 43 min. 49 sec. East for 200.00 feet; thence run North 13 deg. 16 min. 2 sec. East for 10.00 feet; thence South 88 deg. 49 min. 53 sec. West for 200.00 feet to the Point of Beginning. All being situated in Shelby County, Alabama. Mineral and mining rights excepted.

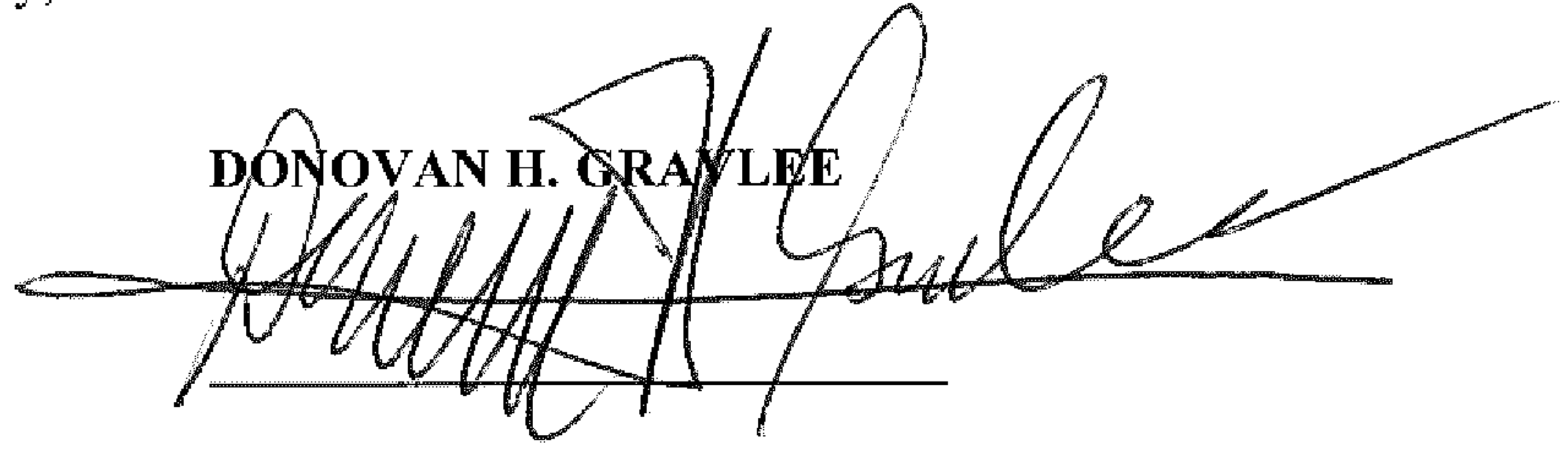
The subject property does not constitute the homestead of the Grantor or his spouse.

The purpose of this instrument is to correct the omission of the Grantor's marital status in the Statutory Warranty Deed recorded at Inst. # 2000-03554 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed to be effective as of the 31st day of January, 2000.

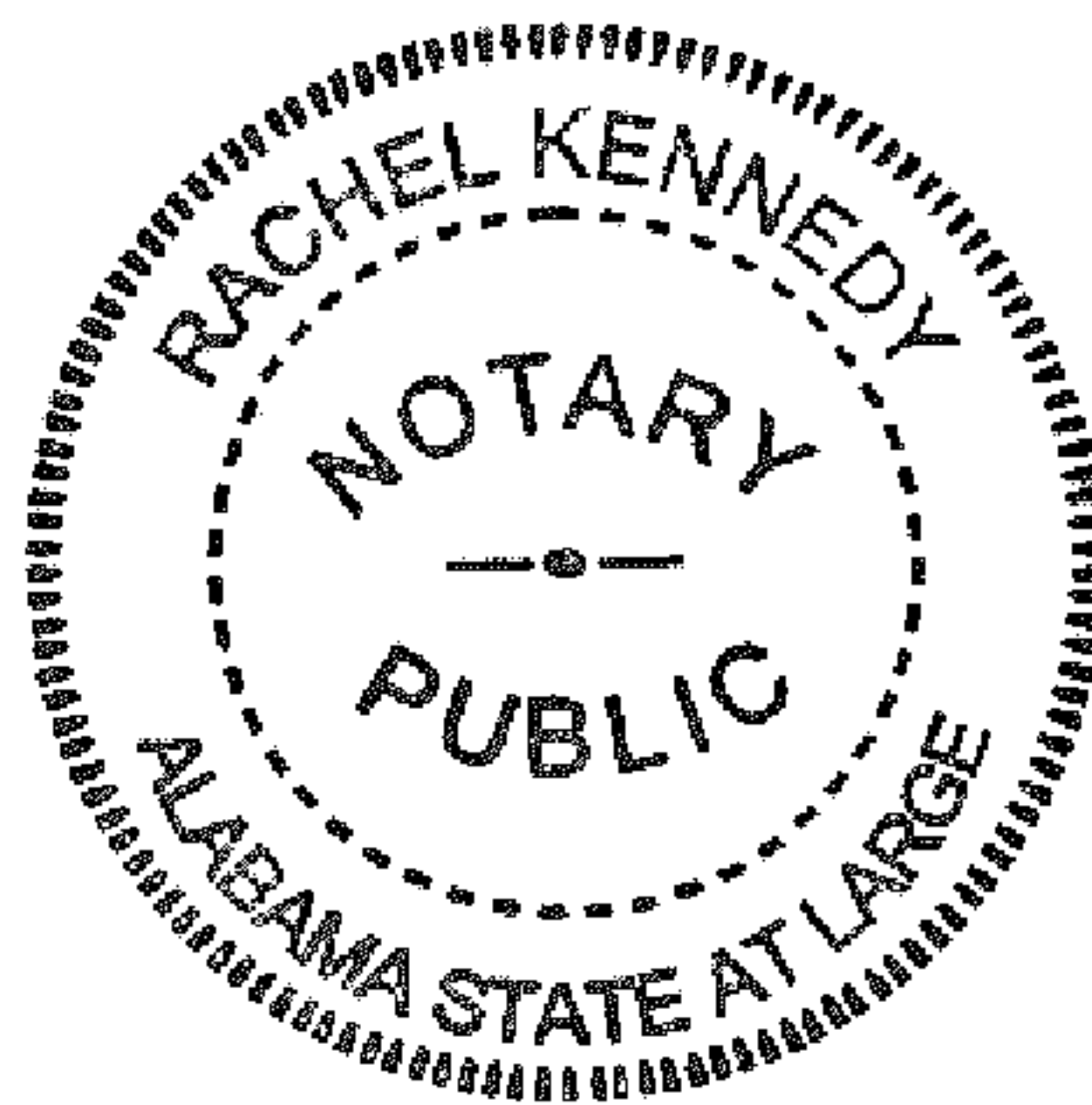
DONOVAN H. GRAYLEE

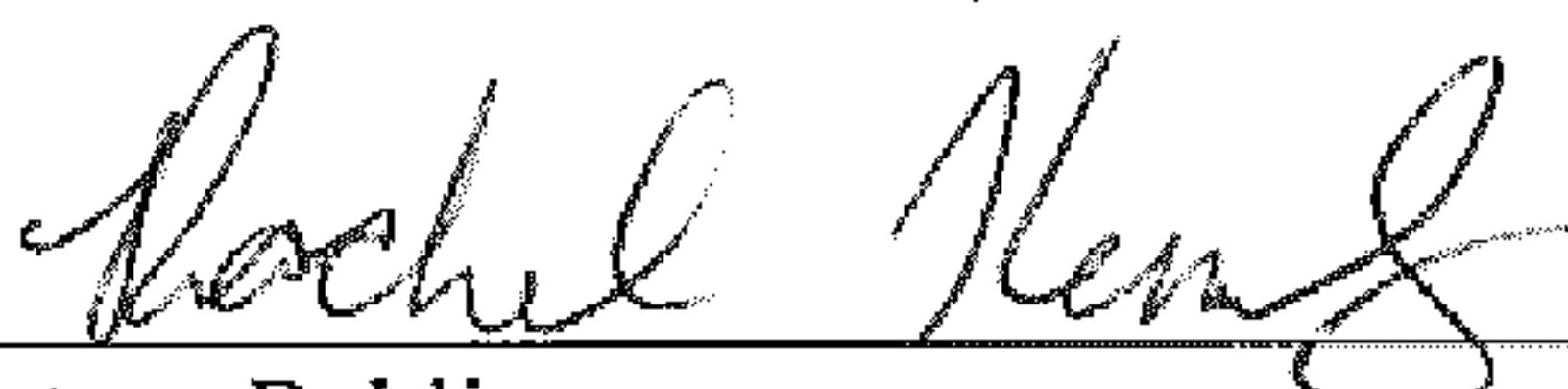


STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Donovan H. Graylee, 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 the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30th day of April, 2024.




Notary Public
My Commission Expires: June 10, 2026

