

SEND TAX NOTICE TO:  
Pelham Clark Street LLC  
67 Mountain Boulevard, Suite 201  
Warren, NJ 07059

This Instrument was prepared by:

(Name) Michael Barger  
(Address) 3071 118th Ave N  
St Petersburg FL 33716

**WARRANTY DEED**

Know all men by these presents, that in consideration of 2 en  
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein,  
the receipt whereof is acknowledged, we, MIDA GROUP II, LLC, a Florida limited  
liability company, having an address at 3071 118th Avenue North, St. Petersburg, Florida  
(herein referred to as GRANTOR) do grant, bargain, sell and convey unto Pelham Clark  
Street LLC, a New Jersey limited liability company, having an address at 67 Mountain  
Boulevard, Suite 201, Warren, New Jersey 07059 (herein referred to as GRANTEE), the  
following described real estate situated in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT A**

**The full amount of the purchase price was closed with a Mortgage recorded simultaneously  
herewith in the amount of \$ 2,660,000.00.**

TO HAVE AND TO HOLD Unto the said GRANTEE, his her or their heirs and assigns  
forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and  
administrators covenant with the said GRANTEE, their heirs and assigns, that 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 GRANTEE, their heirs and  
assigns forever, against the lawful claims of all person.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

GRANTOR:

**MIDA GROUP II, LLC**, a Florida limited liability company

Charlotte Rohland  
Printed Name: Charlotte Rohland

Printed Name: \_\_\_\_\_

By: [Signature]  
Name: Michael Barger  
Title: Manager

**ACKNOWLEDGMENT**

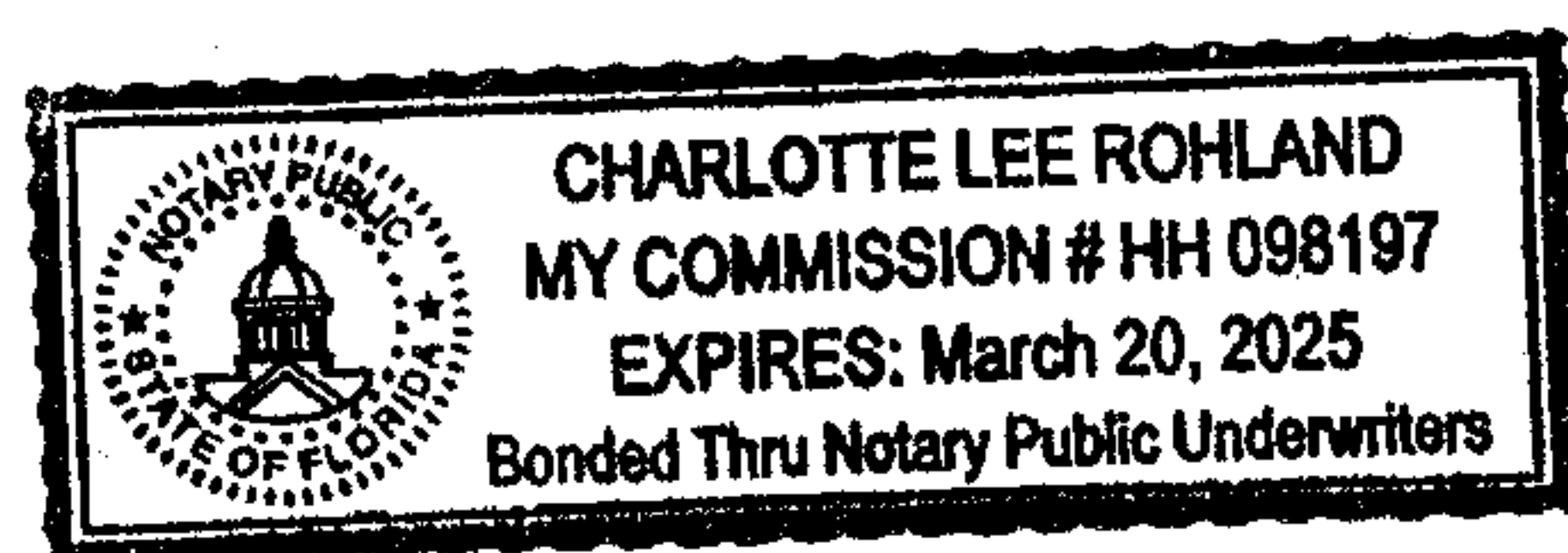
State of Florida            )  
  ) ss:  
Pinellas County            )

I certify that Michael Barger, who is personally known to me personally appeared before me this day and acknowledged that she is the Manager of Mida Group II, LLC, a Florida limited liability company, and acknowledged that she is duly authorized to and did voluntarily execute the foregoing instrument in said capacity, for the purposes stated therein and that the foregoing instrument was signed in its name by her.

Witness my hand and official stamp or seal, this 30 day of May, 2024.

My Commission Expires: 3-20-25

Charlotte Lee Rohland  
Notary Public



## Exhibit A

### Parcel 1:

A parcel of land situated in the Northeast Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being all of Lot 2A, and a portion of 6B, a Resurvey of Ralph Tulley Industrial Park as recorded in Map Book 6, Page 89, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at a found capped rebar stamped CA-560LS, said point marking the Northwest corner of Lot 2A of said subdivision and lying on the Eastern right of way of Clark Street; thence leaving said right of way run North 60 Degrees 09 Minutes 55 Seconds East along the North line of said Lot 2A for a distance of 407.07 feet to a found concrete monument stamped APCO, said point marking the Northeast corner of Lot 2A and the Southeast corner of Lot 4 of Ralph Tulley Industrial Park as recorded in Map Book 5, page 67, said point also lying on the Westernmost line of Lot 6B; thence leaving said corner run South 07 Degrees 49 Minutes 16 Seconds East along said Western line for a distance of 65.40 feet to a found concrete monument stamped APCO, said point marking the Southwest corner of Lot 6B; thence run South 82 Degrees 17 Minutes 51 Seconds East along the South line of said Lot 6B for a distance of 154.81 feet to a found concrete monument stamped APCO; thence continue along said line run North 80 Degrees 07 Minutes 27 Seconds East for a distance of 70.27 feet to a found concrete monument stamped APCO, said point marking the Southwest corner of Lot 5B of Map Book 6, Page 89 and being the beginning of a curve turning to the right having radius of 66.36 feet, a central angle of 10 Degrees 08 Minutes 09 Seconds, a chord bearing of North 58 Degrees 12 Minutes 52 Seconds East, a chord length of 11.72 feet, thence leaving said corner run along the South line of said Lot 5B and the arc of said curve for a distance of 11.74 feet to a found PK Nail; thence continue along said South line run North 63 Degrees 16 Minutes 57 Seconds East for a distance of 135.13 feet to a found concrete monument, said point lying on the Westernmost right of way of Hinds Street and also marking the Southeast corner of Lot 5B and the Northeast corner of Lot 6B of said Subdivision; thence leaving said corner run South 18 Degrees 07 Minutes 02 Seconds East along said right of way and the East line of said Lot 6B for a distance of 231.63 feet to a found 5/8" rebar, said point marking the Southeast corner of Lot 6B and the Northeast corner of Lot 7B of said subdivision; thence leaving said right of way run South 72 Degrees 25 Minutes 23 Seconds West along the South line of said Lot 6B and the North line of Lot 7B for a distance of 190.08 feet to a point to a found 1/2" rebar; thence continue along said line run North 87 Degrees 07 Minutes 46 Seconds West for a distance of 54.04 feet to a found capped rebar stamped CA-560LS, said point marking the Southwest corner of said Lot 6B and the Southeast corner of said Lot 2A; thence leaving said corner run South 72 Degrees 44 Minutes 17 Seconds West along the South line of said Lot 2A and the North line of said Lot 7B for a distance of 191.39 feet to a found 2" solid pipe stamped APCO, said point marking the Northwest corner of Lot 7B and the Southernmost corner of Lot 2A, said point also lying on the Easternmost line of Lot 1 Ralph Tulley Industrial Park as recorded in Map Book 5, page 67; thence run North 01 Degrees 31 Minutes 05 Seconds West along said line for a distance of 82.60 feet to a found cross in concrete, said point marking the Northeast corner of said Lot 1; thence run South 71 Degrees 26 Minutes 01 Seconds West along the North line of said Lot 1 and the South line of said Lot 2A for a distance of 347.72 feet to a found 2" capped pipe stamped APCO, said point lying on the Easternmost right of way of Clark Street and also marking the Southwest corner of Lot 2A and the Northwest corner of said Lot 1; thence leaving said corner run North 18 Degrees 21 Minutes 09 Seconds West along said right of way for a distance of 70.00 feet to a found capped rebar stamped CA-560LS, said point marking the beginning of a curve turning to the right having radius of 306.01 feet, a central angle of 18 Degrees 32 Minutes 42 Seconds, a



**Exhibit A***(continued)*

chord bearing of North 09 Degrees 04 Minutes 48 Seconds West, a chord length of 98.62 feet, thence run along the arc of said curve and said right of way for a distance of 99.05 feet to the Point of Beginning.

Parcel 2:

A parcel of land situated in the Northeast Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama and being all of Lot 1 of Ralph Tulley Industrial Park as recorded in Map Book 5, page 66, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at a found 1/2" open top pipe, said point marking the Southwestern most corner of said Lot 1 and lying on the Eastern right of way of Clark Street; thence run North 18 degrees 28 minutes 05 seconds West along said right of way for a distance of 87.90 feet to a found 2" capped pipe stamped APCO, said point marking the North Western most corner of said Lot 1 and the South Western most corner of Lot 2A according to A Resurvey of Ralph Tulley Industrial Park as recorded in map Book 6, page 89, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said right of way run North 71 degrees, 26 minutes, 01 seconds East along the Northern line of said Lot 1 and the Southern line of said Lot 2A for a distance of 347.72 feet to a found cross in concrete, said point marking the North Eastern most corner of said Lot 1 and a corner of said Lot 2A; thence run South 01 degrees 31 minutes 05 seconds East along a common lot line between said Lots 1 and 2A for a distance of 82.60 feet to a found 2" capped pipe stamped APCO, said point marking the Southern most corner of said Lot 2A, thence run South 16 degrees 50 minutes 19 seconds East for a distance of 32.41 feet to a found aluminum capped rebar, said point marking the South Eastern most corner of said Lot 1; thence run South 75 degrees 35 minutes 30 seconds West for a distance of 323.53 feet to the Point of Beginning.

## Real Estate Sales Validation Form

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

Grantor's Name MIDA Group II, LLC  
 Mailing Address 3071 118<sup>th</sup> Ave N., St. Petersburg, FL 33716

Grantee's Name Pelham Clark Street, LLC  
 Mailing Address 67 Mountain Blvd., #201, Warren, NJ 07059

Property Address 110 Clark Street, Pelham, AL

Date of Sale May 30, 2024

Total Purchase Price \$2,250,000.00

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 evidenced: (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 Settlement Date 5/30/24

Print Michael Barger

☐ Unattested \_\_\_\_\_

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/05/2024 12:47:55 PM  
 \$35.00 BRITTANI  
 20240605000167560

*Allen S. Barger*