



20250127000025390 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
01/27/2025 02:14:49 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

SENT TAX NOTICE TO:

Shelby County, Alabama  
c/o Shelby County Water Services  
10927 US Hwy 280  
Sterrett, AL 35147

CORRECTIVE - WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of **TWO HUNDRED TEN THOUSAND and no/100 Dollars (\$210,000.00)**, to the undersigned grantor, **Chelsea Park Holding, LLC, an Alabama Limited Liability Company**, in hand paid by **Shelby County, Alabama (Grantee)**, the receipt of which is hereby acknowledged, the said **Chelsea Park Holding, LLC, an Alabama Limited Liability Company**, does by these presents, grant, bargain, sell and convey unto the said **Shelby County, Alabama** the following real estate, situated in Shelby County, Alabama, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

This deed is executed to correct and modify the Permanent Easement Deed recorded as Instrument #20250103000002190 in the Probate Office of Shelby County, Alabama, in order to conform to the intention of the parties to convey fee simple title rather than an easement.

**TO HAVE AND TO HOLD**, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are 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 **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Chelsea Park Holding, LLC, an Alabama Limited Liability Company**, by its Manager, Douglas D. Eddleman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21<sup>st</sup> day of January, 2025.

CHELSEA PARK HOLDING, LLC

BY:

  
Douglas D. Eddleman, Its Manager

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as Manager for **Chelsea Park Holding, LLC, an Alabama Limited Liability Company**, 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, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

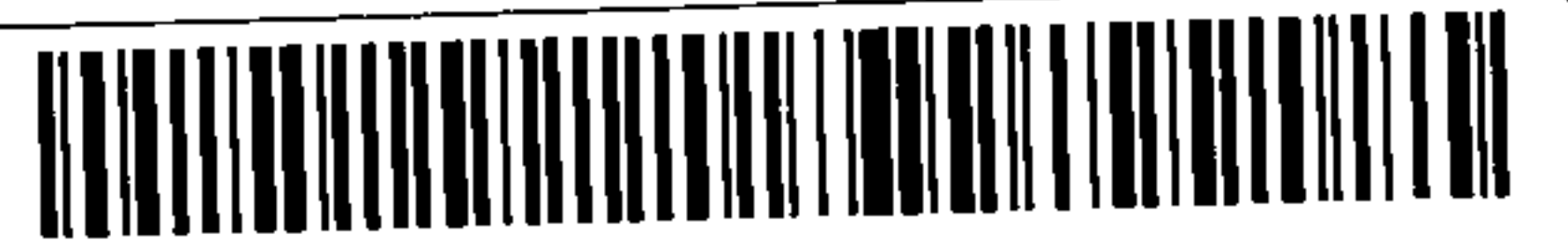
Given under my hand and official seal, this the 21<sup>st</sup> day of January, 2025.

  
Notary Public

My Commission Expires: 6-2-2027





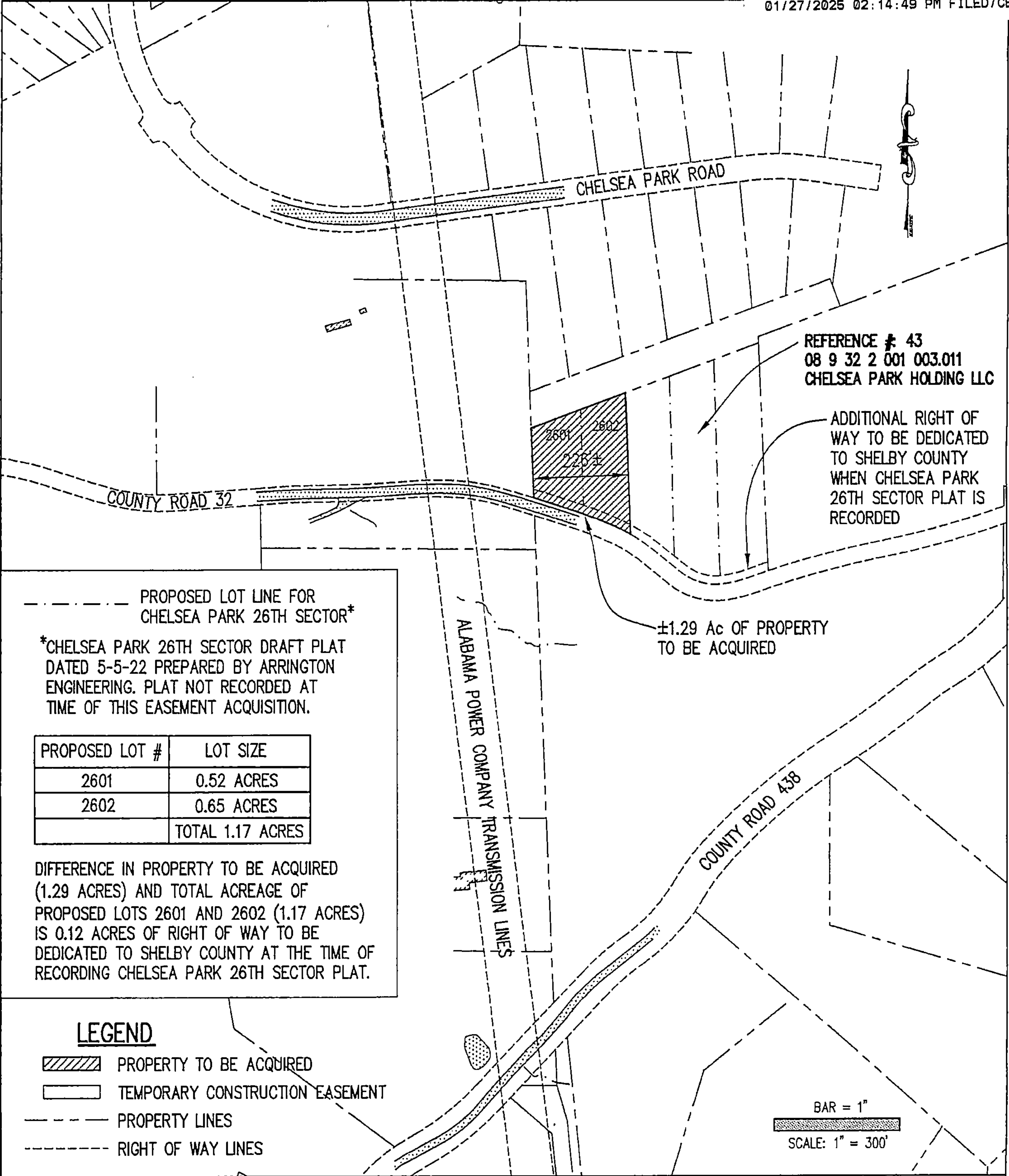


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Exhibit A

A TRACT OF LAND SITUATED IN THE SOUTHEAST OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA. SAID TRACT TO BE KNOWN AS TRACT #43 OF THE SHELBY COUNTY WATER SERVICES NORTH-SOUTH WATERLINE CONNECTOR. COMMENCE AT A FOUND IRON (CAPPED # 18664) AT THE SOUTHEAST CORNER OF LOT 20-07 ACCORDING TO THE MAP OF CHELSEA PARK 19TH AND 20TH SECTORS, PHASE ONE, AS RECORDED IN MAP BOOK 55 PAGE 96 IN THE OFFICE OF THE SHELBY COUNTY, ALABAMA, JUDGE OF PROBATE; THENCE RUN SOUTH 69 DEGREES 21 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 20-07 1 FOR 99.61 FEET TO A FOUND IRON (CAPPED # 18664) AT THE SOUTHWEST CORNER OF SAID LOT 20-07; THENCE RUN SOUTH 02 DEGREES 15 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF COMMON AREA 1 ACCORDING TO SAID MAP OF CHELSEA PARK 19TH AND 20TH SECTORS, PHASE ONE FOR 87.46 FEET TO A SET IRON (CAPPED # 18664) AND THE SOUTHWEST CORNER OF SAID COMMON AREA 1 AND THE POINT OF BEGINNING OF TRACT # 43 OF SAID WATERLINE CONNECTOR; THENCE RUN SOUTH 02 DEGREES 15 MINUTES 50 SECONDS EAST FOR 145.39 FEET TO A SET IRON (CAPPED # 18664) ON THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 32 AS RECORDED IN INSTRUMENT \_\_\_\_\_ IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. THENCE RUN SOUTH 72 DEGREES 40 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY FOR 120.50 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CHORD BEARING OF SOUTH 66 DEGREES 09 MINUTES 17 SECONDS EAST, AND A CHORD LENGTH OF 122.77 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR 123.04 FEET TO A SET IRON (CAPPED # 18664); THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 01 DEGREES 43 MINUTES 21 SECONDS WEST FOR 315.17 FEET TO A SET IRON (CAPPED # 18664) ON THE SOUTH LINE OF SAID COMMON AREA 1; THENCE RUN SOUTH 69 DEGREES 21 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID COMMON AREA 1 FOR 238.95 FEET TO SOUTHWEST CORNER OF SAID COMMON AREA 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 50758.86 S.F. OR 1.17 ACRES MORE OR LESS.



<b>EXHIBIT A</b>  NOTE: PROPERTY LINES SHOWN ARE FROM COUNTY TAX MAPS AND MAY NOT REFLECT ACTUAL PROPERTY LINE LOCATIONS.	PARCEL ID#: 08 9 32 2 001 003.011 PROPERTY OWNER: CHelsea PARK HOLDING LLC TOTAL ACREAGE: 4.56 PURCHASED PROPERTY ACREAGE: 0.66± TEMP. CONSTRUCTION EASEMENT ACREAGE: 0.00	SHELBY COUNTY COMMISSION NORTH SOUTH CONNECTOR
		REFERENCE #: 43 DRAWING 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* Shelby County, AL

Grantor's Name Chelsea Park Holding, LLC  
Mailing Address 2700 Hwy 280, Ste. 425  
Birmingham, AL 35223

Grantee's Name c/o Shelby County Water Services  
Mailing Address 10927 US Hwy 280  
Sterrett, AL 35147

Property Address Parcel ID# 08.9 32 2001 003.011

Date of Sale 1-21-25

Total Purchase Price \$ 210,000.00

Chelsea AL

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 1-21-25

Print Chelsea Park Holding, LLC William R. Justice

☐ Unattested

Sign

William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

By: Douglas D. Eddleman, Managing Member

Form RT-1