

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Pelham Investment Company, LLC
3590B HWY 31S, PMB178
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JAMES DERAMUS and spouse, ANGELINA DERAMUS** (herein referred to as Grantors) grant, bargain, sell and convey unto **PELHAM INVESTMENT COMPANY, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantors.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators 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, we have hereunto set our hands and seals this 17th day of January, 2025.



JAMES DERAMUS



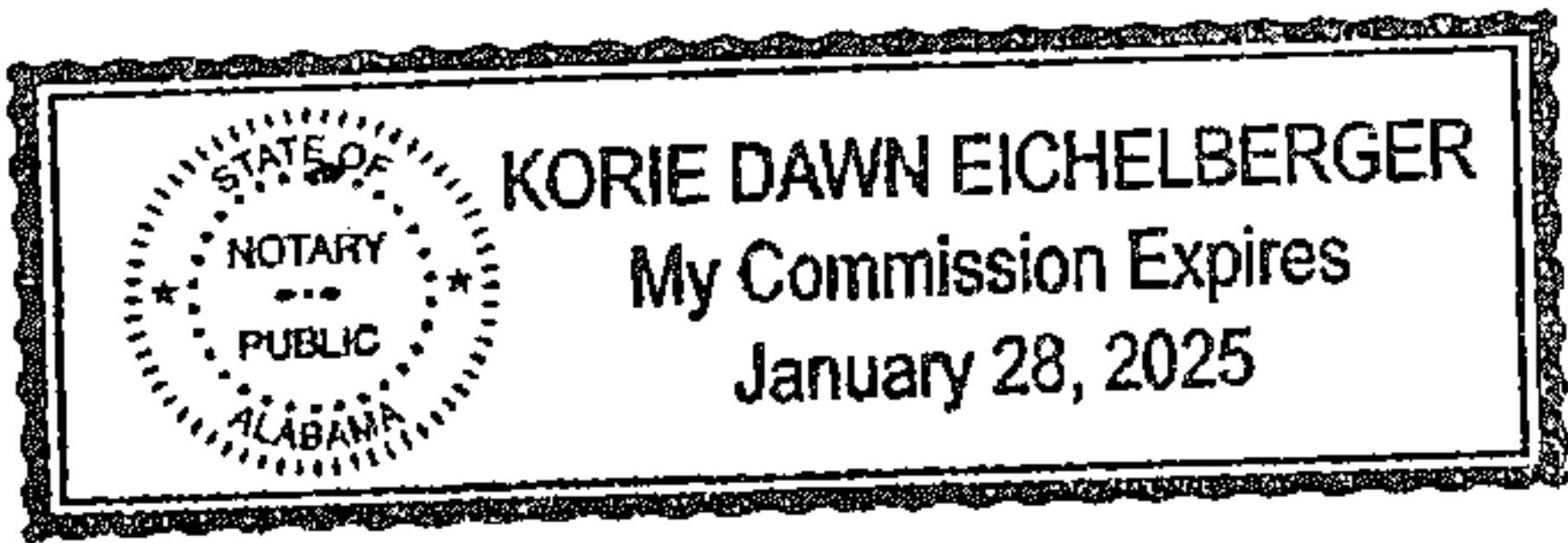
ANGELINA DERAMUS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES DERAMUS and ANGELINA DERAMUS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2025.





Notary Public
My Commission Expires: _____

EXHIBIT "A"

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°57'58" W for a distance of 1377.19 to the Southerly R.O.W. line of Heart of Dixie Railroad, 100' R.O.W. and a curve to the right, having a radius of 904.88, and subtended by a chord bearing S68°48'55"E, and a chord distance of 361.57'; thence along the arc of said curve and along said R.O.W. line for a distance of 364.02'; thence S57°17'30"E and along said R.O.W. line for a distance of 450.36'; thence S14°34'21"W and leaving said R.O.W. line for a distance of 128.23'; thence S72°01'59"E for a distance of 288.90'; thence S57°29'29"E for a distance of 31.90'; thence S46°45'36"E for a distance of 81.78'; thence S42°05'06"E for a distance of 134.07'; thence S47°11'38"E for a distance of 156.40'; thence S53°06'41"E for a distance of 196.77'; thence S57°38'05"E for a distance of 74.34'; thence S76°07'49"E for a distance of 63.07'; thence N83°47'59"E for a distance of 53.59'; thence N66°11'58"E for a distance of 55.18'; thence N86°29'07"E for a distance of 73.30' to the Westerly R.O.W. line of Shelby County Highway 86, 80' R.O.W.; thence S25°27'33"W and along said R.O.W. line for a distance of 349.27'; thence S87°56'52" W and leaving said R.O.W. line for a distance of 1535.66' to the POINT OF BEGINNING.

TAX PARCEL NUMBER: 29-5-16-0-000-004.006

Real Estate Sales Validation Form

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

Grantor's Name	JAMES DERAMUS	Grantee's Name	PELHAM INVESTMENT
Mailing Address	ANGELINA DERAMUS 7330 Highway 62 Vincent, AL 35178	Mailing Address	COMPANY, LLC 3590B HWY 31S, PMB178 Pelham, AL 35124
Property Address	6497 Highway 86 Calera, AL 35040	Date of Sale	January 17, 2025
		Total Purchase Price \$	450,000.00
		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
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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).

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	January 17, 2025	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2025 01:07:57 PM
\$478.00 JOANN
20250206000037130

Allen S. Bayl