

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: City of Pelham Commercial Development
Authority

P.O. Box 1419
Pelham, AL 35124

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ayman Alsayed**, a Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **City of Pelham Commercial Development Authority, an Alabama Corporation**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of February, 2025.

Ayman Alsayed
Ayman Alsayed

State of Alabama

County of Shelby

I, Cindy M. Nelms, a Notary Public in and for the said County in said State, hereby certify that Ayman Alsayed, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of Feb., 2025.

Cindy M. Nelms
Notary Public, State of Alabama

My Commission Expires: 11-21-28

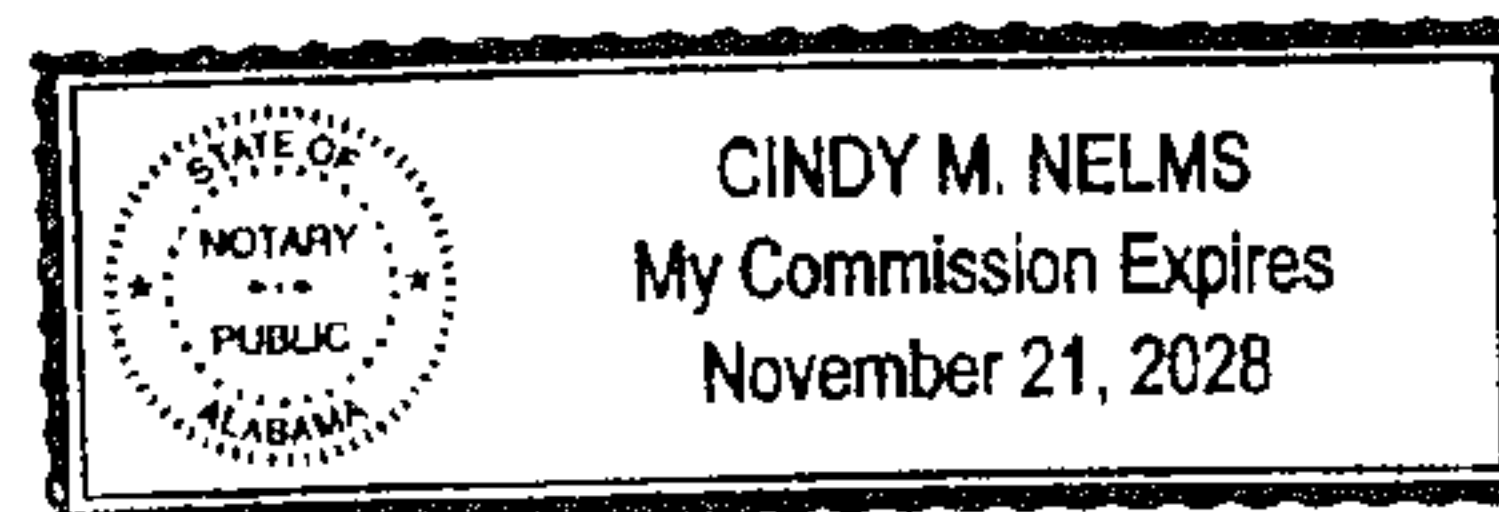


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SW 1/4 of SW 1/4 Section 30, Township 19, Range 2 West, thence South 240 feet, thence East 23 feet, thence Northeast 52 feet, thence Northeast 52 feet, thence North 200 feet, thence West 80 feet to the point of beginning.

LESS AND EXCEPT: That parcel of land conveyed to Huneidi Properties, LLC, by deed recorded in Instrument #: 20120423000137810, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows: Begin from the Northwest corner of Southwest 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West; run in a Southerly direction along the West line of said 1/4-1/4 Section for a distance of 125.0 feet; thence turn left 82 degrees 15 minutes 27 seconds and run Southeasterly along a line of existing steel bollard poles, 69.15 feet, more or less, to the intersection of said existing steel bollard poles and the Westerly right of way line of U.S. Highway 31, and to a point of a curve to the left, having a radius of 5629.58 feet, a central angle of 1 degrees 22 minutes 10 seconds; thence Northerly along said right of way line and along said curve for a distance of 134.55 feet to the North line of said 1/4-1/4 Section; thence run Westerly along said North line 80.0 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2025 11:27:26 AM
 \$29.00 JOANN
 20250211000041630

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Ayman Alsayed	Grantee's Name	City of Pelham Commercial Development Authority
Mailing Address	5983 Waterside Drive Hoover, AL 35244	Mailing Address	P.O. Box 1419 Pelham, AL 35124
Property Address	1908 Montgomery Hwy. South Hoover, AL 35244	Date of Sale	February 07, 2025
		Total Purchase Price	\$260,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 February 05, 2025

Print Ayman Alsayed

Unattested

[Signature]
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one