

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 **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Salman Khadair, a single man**(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, 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

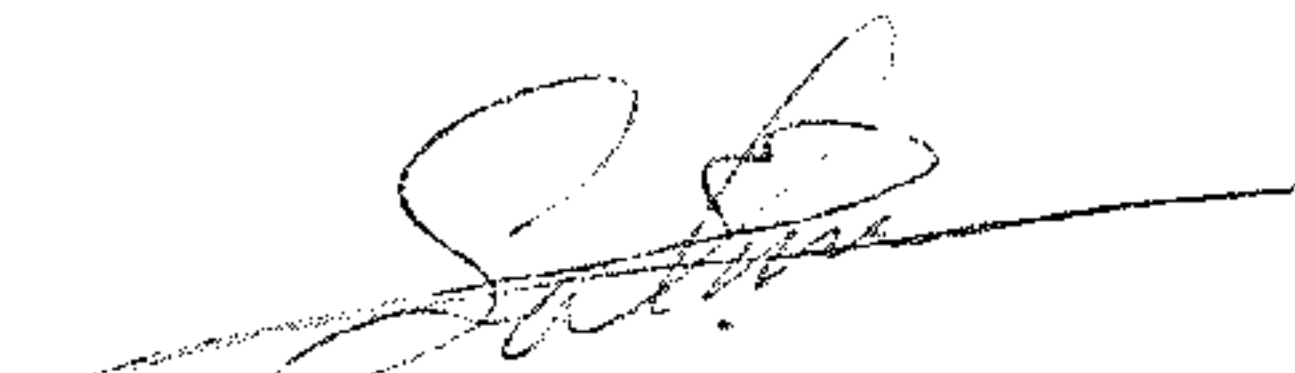
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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, the said Grantor an individual who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of Feb, 2025.

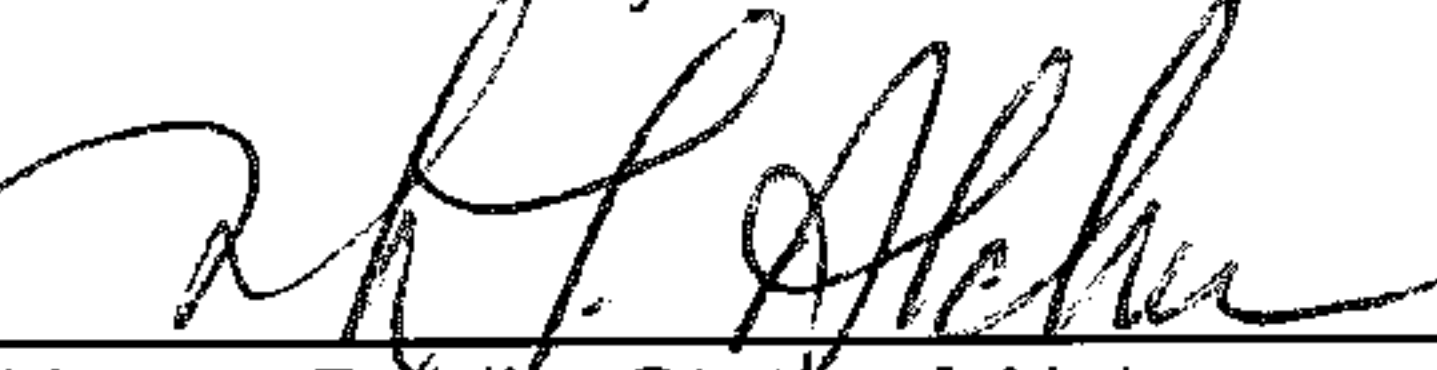
  
Salman Khadair

State of Alabama

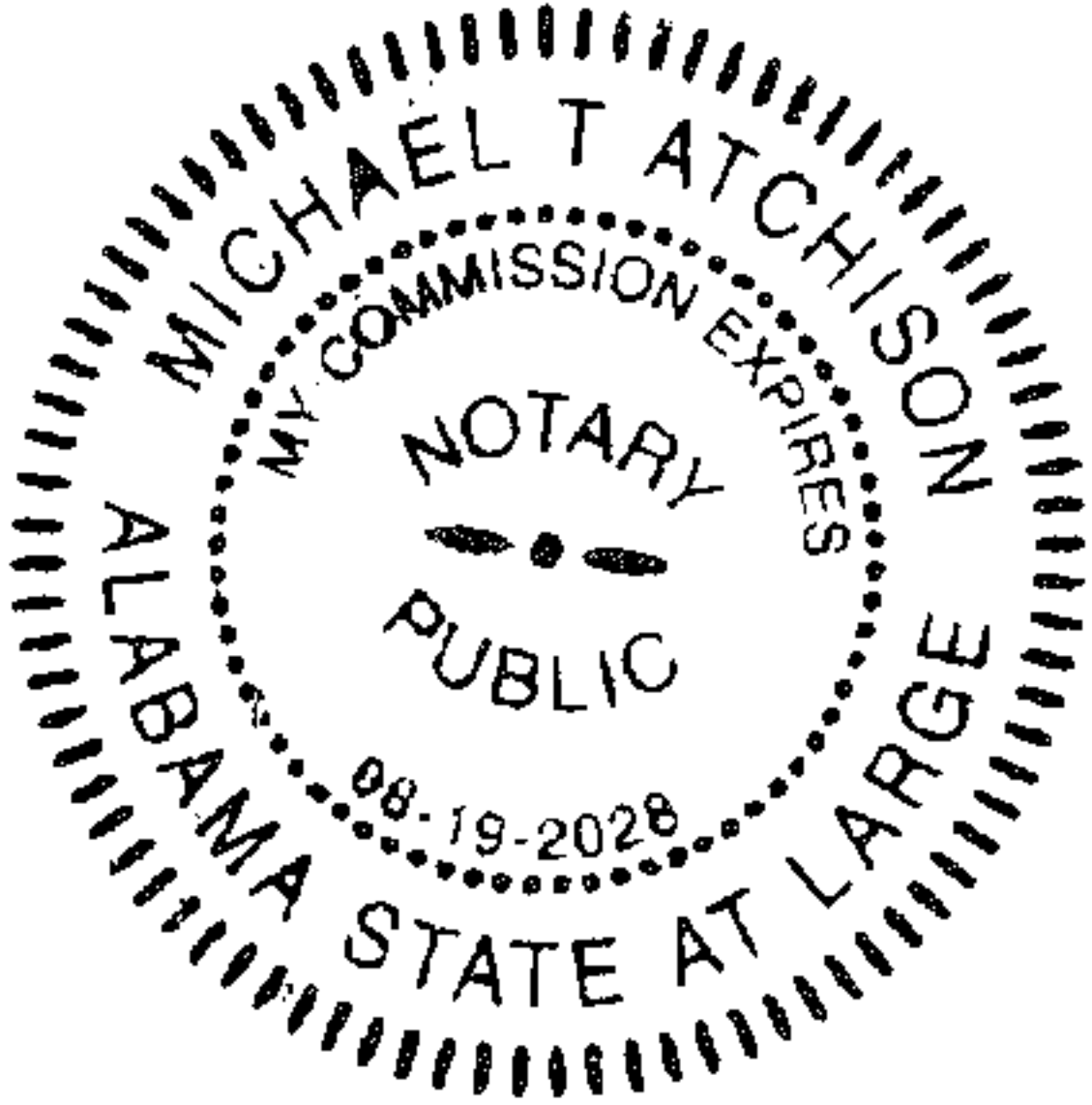
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Salman Khadair 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of Feb, 2025.

  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:  
From the NW corner of SW 1/4 of SW 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 239.57 feet to the point of beginning; thence continue along last mentioned course for a distance of 240.71 feet; thence turn an angle to the left of 90 degrees 09 minutes and leaving said 1/4-1/4 Section line run in an Easterly direction for a distance of 21.71 feet to a point on the Westerly right of way line of U.S. Highway #31 South; thence turn an angle to the left of 81 degrees 41 minutes 30 seconds and run in a Northeasterly direction along said right of way line for a distance of 278.41 feet; thence turn an angle to the left of 141 degrees 04 minutes 30 seconds and leaving said right of way line, run in a Southwesterly direction for a distance of 52.15 feet; thence turn an angle to the right of 44 degrees 20 minutes 15 seconds and run in a Westerly direction for a distance of 23.04 feet, more or less, 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***

<p>Grantor's Name <u>Salman Khadair</u></p> <p>Mailing Address <u>279 Trace Ridge Rd.</u> <u>Hoover AL 35244</u></p> <p>Property Address <u>1910 Montgomery Hwy.</u> <u>Hoover, AL 35244</u></p>	<p>Grantee's Name <u>City of Pelham Commercial</u> <u>Development Authority</u></p> <p>Mailing Address <u>P.O. Box 1419</u> <u>Pelham, AL 35124</u></p> <p>Date of Sale <u>February 18, 2025</u></p> <p>Total Purchase Price <u>\$180,000.00</u></p> <p style="text-align: center;">or</p> <p>Actual Value _____</p> <p style="text-align: center;">or</p> <p>Assessor's Market Value _____</p>
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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)

<p><input type="checkbox"/> Bill of Sale</p> <p><input checked="" type="checkbox"/> Sales Contract</p> <p><input type="checkbox"/> Closing Statement</p>	<p><input type="checkbox"/> Appraisal</p> <p><input type="checkbox"/> Other</p>
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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 17, 2025

Print Salman Khadair

**Unattested**

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/18/2025 01:13:36 PM  
\$29.00 JOANN  
20250218000047860

**Form RT-1**

*Allen S. Boyd*