

Grantee's address:
3162 Pelham Parkway
Pelham, AL 35125

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20251110000344710 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/10/2025 11:25:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Eagle Cove Homeowners Association, Inc., an Alabama domestic non-profit corporation (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto the City of Pelham, Alabama, an Alabama municipal corporation (herein referred to as GRANTEE, whether one or more) all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land situated in the Northwest ¼ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama. Also lying on Common Area, according to the survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the probate office of Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of Common Area, according to the survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the probate office of Shelby County, Alabama; thence run North 26°42'10" West along the East line of Common Area a distance of 95.84 feet to the Point of Beginning; thence run North 26°42'10" West along the East line of said Common Area a distance of 50.00 feet to a point; thence leaving the East line of said Common Area run South 63°17'50" West a distance of 50.00 feet to a point; thence run South 26°42'10" East a distance of 50.00 feet to a point; thence run North 63°17'50" East a distance of 50.00 feet to a point to the Point of Beginning. Said tract of land containing 0.06 acres or 2,500 square feet, more or less as shown in Exhibit "A".

The above described property is not the homestead of GRANTOR.

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 15th day of October, 2025.



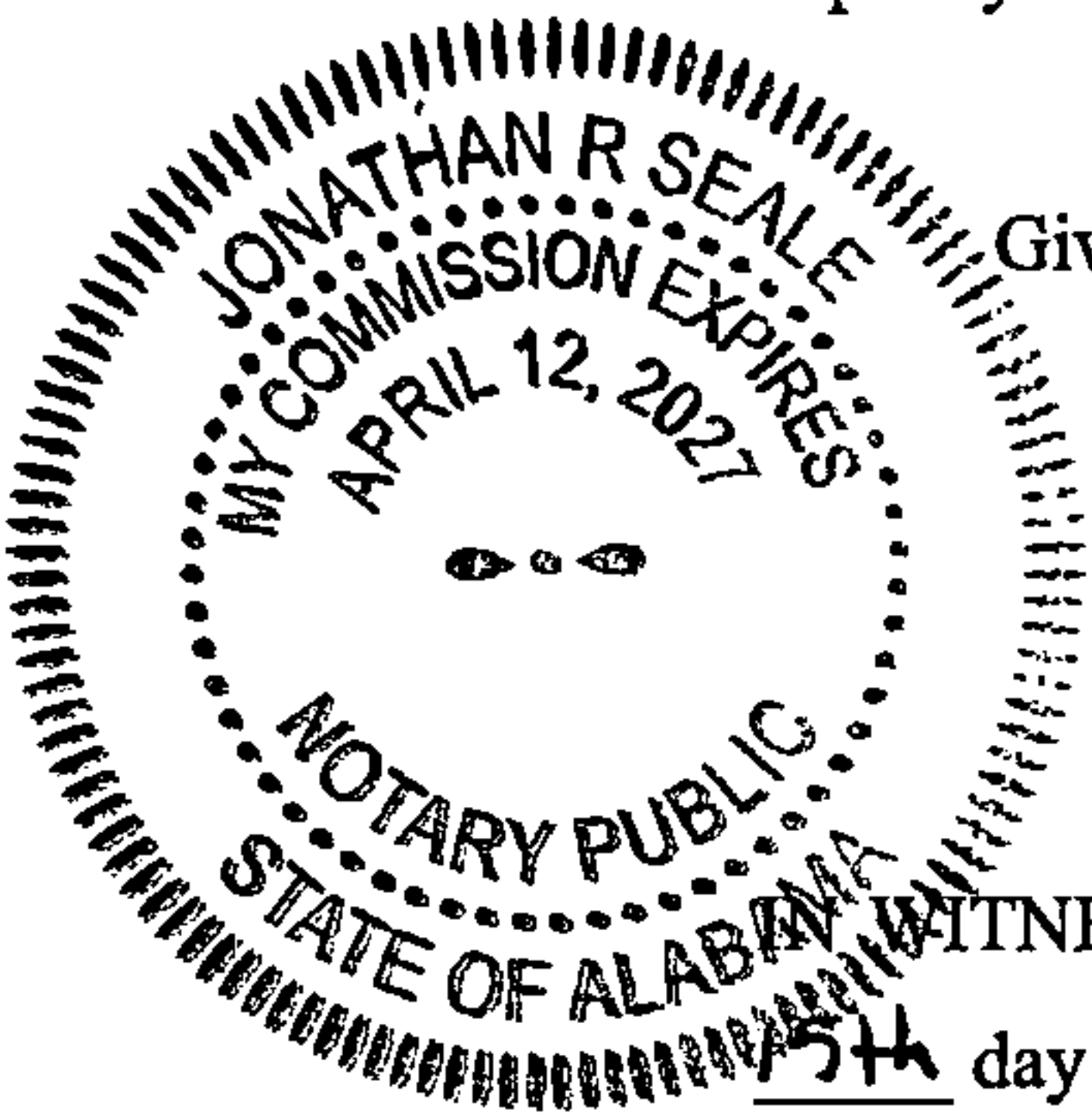
20251110000344710 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/10/2025 11:25:59 AM FILED/CERT

EAGLE COVE HOMEOWNERS ASSOCIATION, INC.

By: V. M. Delia

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Parrell Tino, whose name is signed to the above instrument as President of the EAGLE COVE HOMEOWNERS ASSOCIATION, INC., an Alabama non-profit corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.



Given under my hand and official seal this the 15th day of October, 2025.

Jonathan R. Seal

Notary Public

WITNESS WHEREOF, GRANTEE has hereunto set GRANTEE'S hand and seal, this the 15th day of October, 2025.

CITY OF PELHAM, ALABAMA

By: Gary W. Waters

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Gary W. Waters, whose name is signed to the above instrument as Mayor of the CITY OF PELHAM, ALABAMA, an Alabama municipal corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.



Given under my hand and official seal this the 15th day of October, 2025.

Jonathan R. Seal

Notary Public

PREPARED BY
CITY OF PELHAM
P.O. BOX 1419
PELHAM, AL 35124

PROPOSED PUMP STATION EXHIBIT "A"

EAGLE COVE SUBDIVISION
MAP BOOK 35, PAGE 121
SHELBY COUNTY, ALABAMA

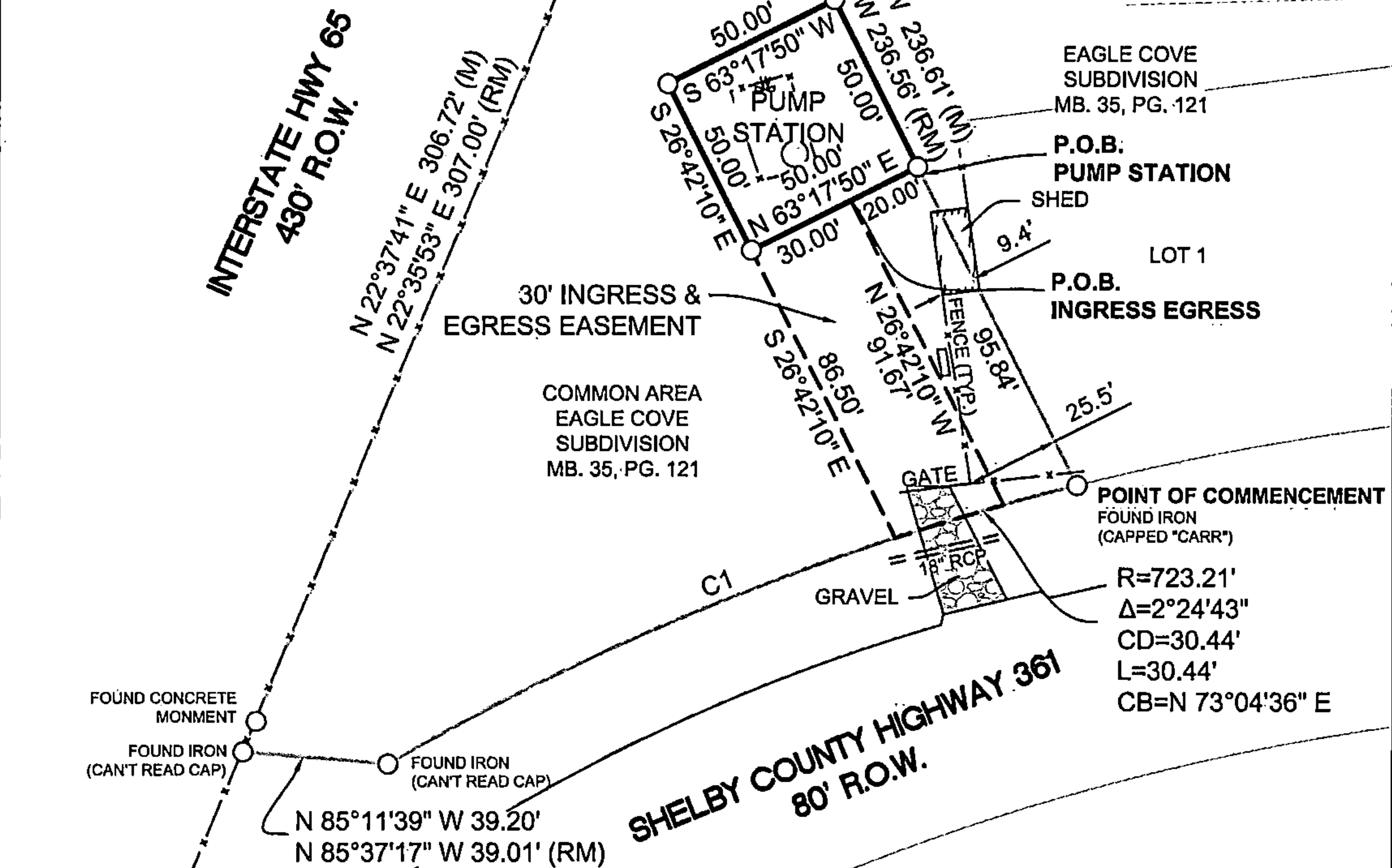
SCALE: 1" = 50'



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



20251110000344710 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/10/2025 11:25:59 AM FILED/CERT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1 (M)	200.53'	723.21'	15°53'12"	199.88'	N 67°57'29" E
C1 (RM)	200.64'	723.21'	15°53'45"	200.00'	N 67°57'03" E

PROPOSED PUMP STATION

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA ALSO LYING ON COMMON AREA, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF COMMON AREA, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 26°42'10" WEST ALONG THE EAST LINE OF COMMON AREA A DISTANCE OF 95.84 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 26°42'10" WEST ALONG THE EAST LINE OF SAID COMMON AREA A DISTANCE OF 50.00 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID COMMON AREA RUN SOUTH 63°17'50" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN SOUTH 26°42'10" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN NORTH 63°17'50" EAST A DISTANCE OF 50.00 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.06 ACRES OR 2500 SQ.FT. MORE OR LESS.

PROPOSED 30' INGRESS & EGRESS EASEMENT

COMMENCE AT THE SOUTHEAST CORNER OF COMMON AREA, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 26°42'10" WEST ALONG THE EAST LINE OF COMMON AREA A DISTANCE OF 95.84 FEET; THENCE LEAVING THE EAST LINE OF COMMON AREA RUN SOUTH 63°17'50" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 63°17'50" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN SOUTH 26°42'10" EAST A DISTANCE OF 86.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 361 AND A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 723.21 FEET, WITH A DELTA ANGLE OF 02°24'43", A CHORD BEARING OF NORTH 73°04'36" EAST, AND A CHORD LENGTH OF 30.44 FEET; THENCE RUN ALONG SAID CURVE AND SAID ROAD RIGHT-OF-WAY A DISTANCE OF 30.44 FEET TO A POINT; THENCE LEAVING SAID ROAD RIGHT-OF-WAY RUN NORTH 26°42'10" WEST A DISTANCE OF 91.67 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 0.06 ACRES OR 2669 SQ.FT. MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Eagle Cove Homeowners Association, Inc.
Mailing Address 1904 Indian Lake Drive
Birmingham, AL 35244

Grantee's Name City of Pelham, Alabama
Mailing Address P.O. Box 1419
Pelham, Alabama 35124

Property Address 815 Hwy. 361
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 16,014.00



20251110000344710 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/10/2025 11:25:59 AM FILED/CERT

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 _____

Print Mayor Gary W. Waters

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1