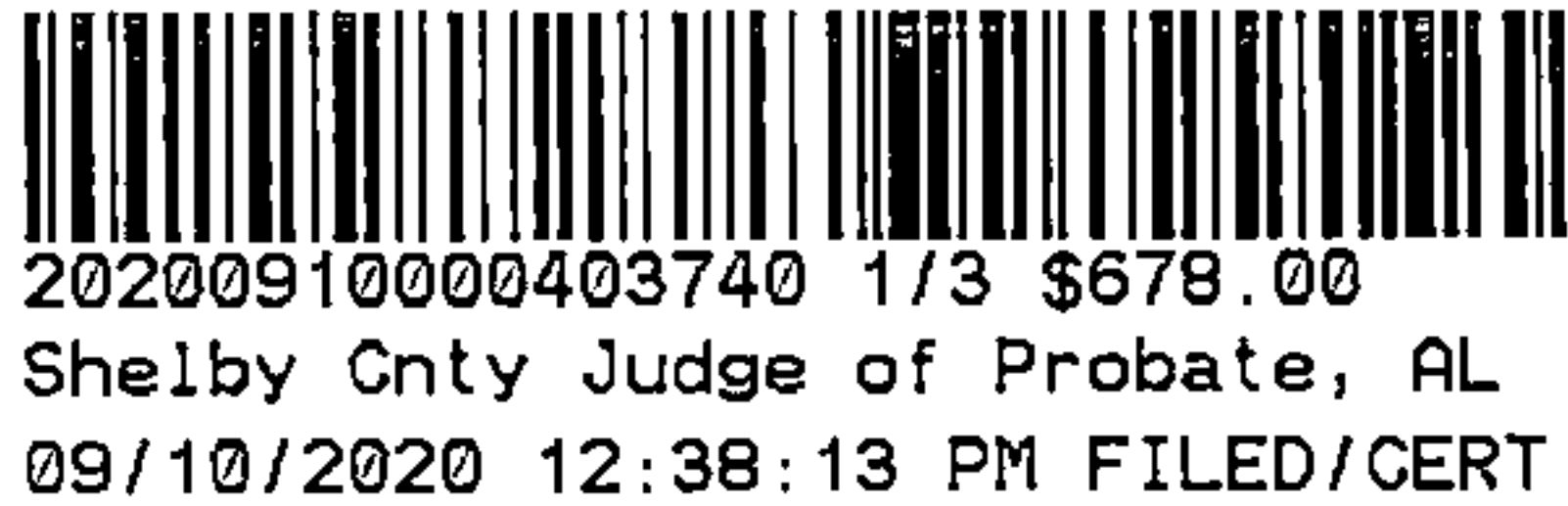


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
The Church at Shelby Crossings
532 George Roy Parkway
Calera, AL 35040



STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seven Hundred Twenty Thousand and No/100 Dollars (\$720,000.00) and other good and valuable consideration, to the undersigned, Charlotte J. Martin, an unremarried widow ("Grantor") , in hand paid by The Church at Shelby Crossings ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

Lot 17, according to the Survey of Millennium Park, as recorded in Map Book 27, Page 125, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto; (3) Right of way granted to Alabama Power Company recorded in Volume 136, Page 330; Volume 234, Page 861; Volume 182, Page 61; Volume 103, Page 170; Volume 205, Page 674; Volume 198, Page 48; and Volume 177, Page 493, in the Probate Office of Shelby County, Alabama; (4) Right of way granted to the City of Calera in Instrument No. 1998-21396, in the Probate Office of Shelby County, Alabama; (5) All existing future or potential common law of statutory right or access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama; (6) Subject to the restrictions contained in the deed received from Mead Land Service, Inc. the 18th day of January, 1984, which is recorded in the Shelby County Probate Book 352, Page 818 through Page 826. Grantees acknowledge and agree to be bound by same; (7) All easements and restrictions of record including that certain fifteen foot easement for utilities shown on the recorded plat; (8) Restrictive Covenants as shown in Instrument #20020517000234110 in the Probate Office of Shelby County, Alabama; and (9) Transmission Line as shown on the Tax Map of Shelby County, Alabama.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 4th day of September, 2020.

WITNESSES:

Charlotte J. Martin
Charlotte J. Martin

STATE OF ALABAMA)

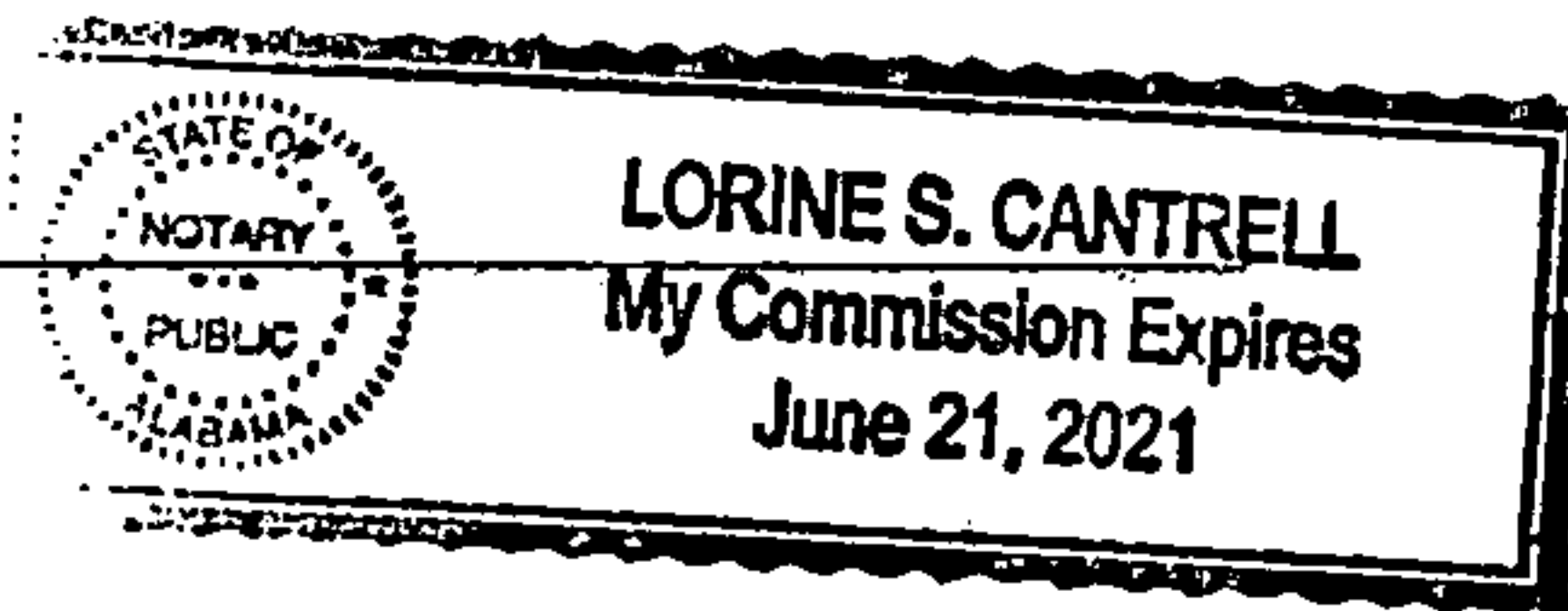
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte J. Martin, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of September, 2020.

Lorine S. Cantrell
Notary Public

My Commission Expires:



20200910000403740 2/3 \$678.00
Shelby Cnty Judge of Probate, AL
09/10/2020 12:38:13 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name:
Charlotte J. Martin
Mailing Address:
2205 Highway 35
Pelham, AL 35124

Property Address:
532 George Roy Parkway
Calera, Alabama 35040

Grantee's Name:
The Church at Shelby Crossings
Mailing Address:
532 George Roy Parkway
Calera, AL 35040

Date of Sale: September 4, 2020
Total Purchase Price or Actual Value or
Assessor's Market Value: \$720,000.00

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 _____
Contract X _____
Other _____

Appraisal _____
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 applicable.

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 provide 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 Section 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 Section 40-22-1 (h).

Date: September 4, 2020

Form RT-1

Charlotte J. Martin
(verified by Grantor/Grantee/Agent) Circle One
Charlotte J. Martin



20200910000403740 3/3 \$678.00
Shelby Cnty Judge of Probate, AL
09/10/2020 12:38:13 PM FILED/CERT