

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Church of the Highlands, Inc.
3660 Grandview Parkway
Suite 100
Birmingham AL 35243

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **CHURCH OF THE HIGHLANDS, INC.**, an Alabama non-profit corporation (the "Grantors"), by **THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER**, an Alabama non-profit corporation ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses:	Grantee's Name and Mailing Address:
Church of the Highlands, Inc.	The Commercial Development Authority of the City of Alabaster
3600 Grandview Parkway, Suite 100	1953 Municipal Way
Birmingham, AL 35243	Alabaster, AL 35007

Property Address:	See Legal Description Exhibit A
Date of Sale:	September 23, 2020
Total Purchase Price:	\$10.00
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Sales Contract

[Signature pages to follow.]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of September 23rd, 2020.

GRANTOR:

CHURCH OF THE HIGHLANDS, INC., an
Alabama non-profit corporation

By: 

Name: Ronnie Bennett

Title: Executive Administrator

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Ronnie Bennett, whose name as Executive Administrator of Church of the Highlands, Inc., an Alabama non-profit corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 22 day of September, 2020.

Jonathan Hodges
Notary Public

AFFIX SEAL

My commission expires: Oct 16, 2022

This Instrument Prepared By:
Baker Findley
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North, Suite 2400
Birmingham, AL 35203

EXHIBIT A

Description of the Property

A part of the SW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 44 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Commencing at a found iron pin at the SE corner of property described in Deed Reference 20060925000474010 as recorded in the Office of the Judge of Probate in Shelby County, Alabama (said point also on the present west R/W line of SR-119); thence northwesterly and along said present R/W line a distance of 777 feet, more or less, to a point on the acquired R/W line (said point perpendicular to centerline of project at station 120+00.00), which is the point and place of BEGINNING; thence N 38°52'34" W and along the acquired R/W line a distance of 102.16 feet to a point on the acquired R/W line (said point offset 75' LT and perpendicular to centerline of project at PC station 121+00.91); thence following the curvature thereof an arc distance of 23.08 feet and along the acquired R/W line to a point on the grantor's north property line (said arc having a chord bearing of N 29°28'47" W, a clockwise direction, a chord distance of 23.08 feet and a radius of 1575.00 feet); thence N 72°16'12" E and along the grantor's said property line a distance of 22.54 feet to a point on the present west R/W line of SR-119; thence following the curvature thereof an arc distance of 119.42 feet and along said present R/W line (said arc having a chord bearing of S 26°53'41" E, a counterclockwise direction, a chord distance of 119.40 feet and a radius of 1949.86 feet) to the point and place of BEGINNING, containing 0.03 acre(s), more or less.

TOGETHER WITH:

A part of the SW ¼ of the SW ¼ and NW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 45 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Commencing at a found iron pin on the present east R/W line of SR-119 and at the SE corner of property described in Deed Reference 20060925000474010 as recorded in the Office of the Judge of Probate in Shelby County, Alabama; thence northwesterly and along said present R/W line a distance of 777 feet, more or less, to a point on the acquired R/W line (said point perpendicular to centerline of project at station 120+00.00 LT); thence northwesterly and along the acquired R/W line a distance of 102 feet, more or less, to a point on the acquired R/W line (said point offset 75.00' LT and perpendicular to centerline of project at station 121+00.91); thence northwesterly and along the acquired R/W line a distance of 23 feet, more or less, to a point on the acquired R/W line {said point also on the grantor's property line (said line offset 75.00' LT and parallel with centerline of project)}, which is the point and place of BEGINNING; thence following the curvature thereof an arc distance of 500.97 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 75.00' LT and perpendicular to centerline of project at station 126+00.00) (said arc having a chord bearing of N 19°56'51" W, a clockwise direction, a chord distance of 498.86 feet and a radius of 1575.00 feet); thence N 4°55'53" E and along the acquired R/W line a distance of 80.76 feet to a point on the acquired R/W line (said point offset 55.00' LT and perpendicular to centerline of project at station 126+75.00); thence following the curvature thereof an arc distance of 39.65 feet and along the acquired R/W line to a point on the grantor's property line (said arc having a chord bearing of N 7°14'24" W, a clockwise direction, a chord distance of 39.65 feet and a radius of 1555.00 feet); thence S 88°31'15" E and along the grantor's property line a distance of 20.72 feet to a point on the present west R/W line of SR-119; thence following the curvature thereof an arc distance of 607.87 feet and along said present R/W line to a point on the grantor's property line (said arc having a chord bearing of S 16°12'35" E, a counterclockwise direction, a chord distance of 605.39 feet and a radius of 1942.59 feet); thence S 72°16'12" W and along the grantor's property line a distance of 22.54 feet to the point and place of BEGINNING, containing 0.46 acre(s), more or less.

Exhibit B

Exceptions

1. Taxes for the year 2020 and subsequent years not yet due and payable.
2. Rights in oil, gas, sand, gravel and minerals and drilling and mining rights, if any, to the extent not owned by the Grantor.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 12:11:18 PM
\$35.00 CHARITY
20200924000429980

Allen S. Boyd