

Grantor's Name: Union State Bank
Mailing Address: 3437 Lorna Road
Hoover, AL 35216

Grantees Name: Community Baptist Church
Mailing Address: P.O. Box 159
Maylene, AL 35114

Property Address: Highway 17
Maylene, AL 35114

Date of Sale: 05/01/2013
Total Purchase Price: \$ 20,000.00
Or
Actual Value
Or
Assessors Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Community Baptist Church
Post Office Box 159
Maylene, AL 35114

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY THOUSAND DOLLARS AND 00/100 (\$ 20,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, WE, UNION STATE BANK (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto COMMUNITY BAPTIST CHURCH, A RELIGIOUS CORPORATION, (herein referred to as Grantees) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

SUBJECT TO

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims therefore, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2013 and subsequent years and not yet due and payable.
7. Right of Way granted to Alabama Power Company, by instrument recorded in Deed Book 102, Page 266; Deed Book 102, Page 264 and Deed Book 102, Page 265, in the Probate Office of Shelby County, Alabama.
8. Easements and Rights of Way granted to Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499, in said Probate Office.
9. Riparian and other rights created by the fact that the subject property fronts on Beaver Creek and its tributaries.
10. All matters set forth in Grant of Land Easement and Restrictive Covenants for underground facilities to Alabama Power Company as recorded in

Shelby County, AL 05/24/2013
State of Alabama
Deed Tax: \$20.00


20130524000213720 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/24/2013 11:04:30 AM FILED/CERT

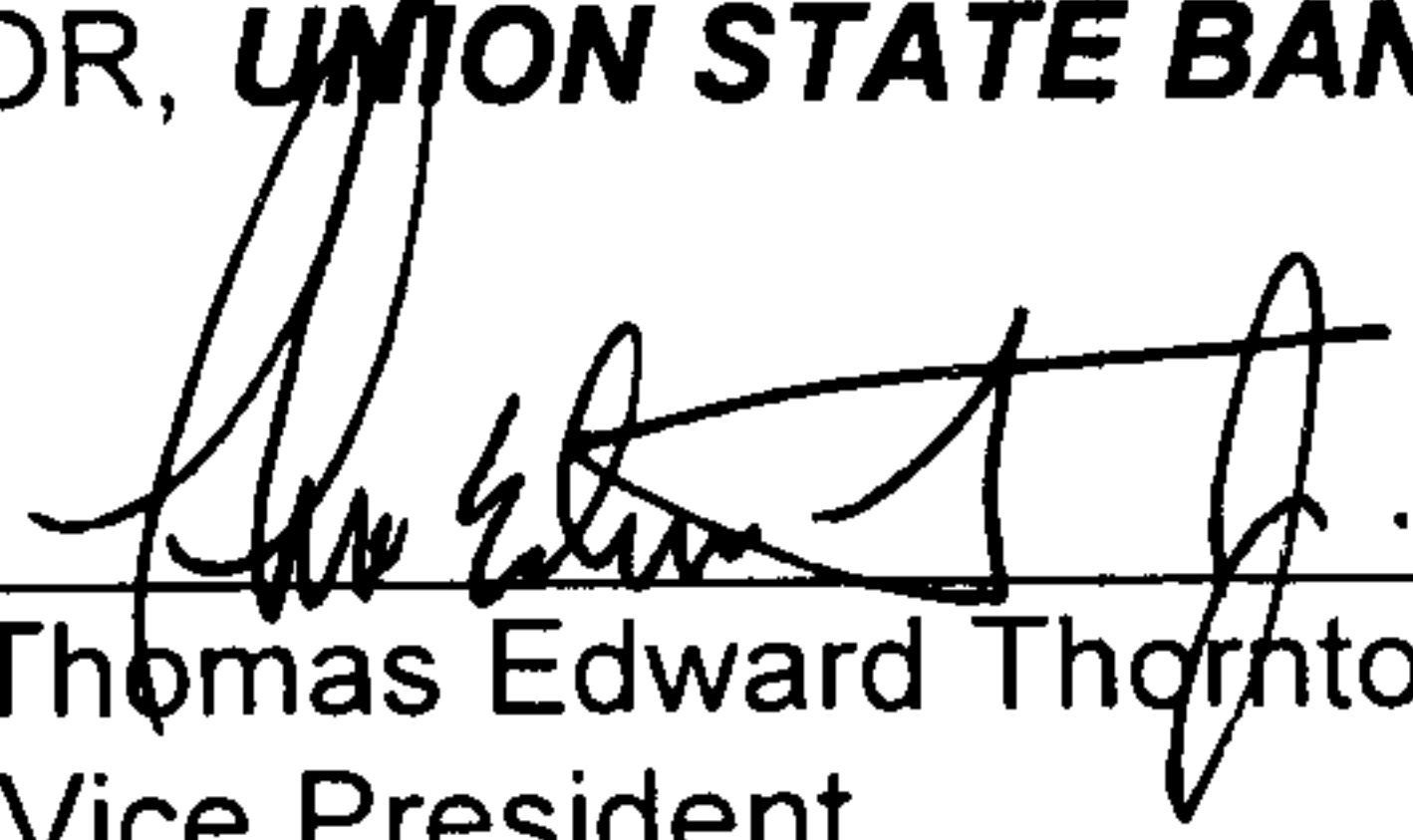
- Instrument No. 20061212000601470 and Instrument No. 2005080300393820, in said Probate Office.
11. Restrictions appearing of record in Instrument No. 20051013000532900 and First Amendment as recorded in Instrument No. 2006122100062100, in said Probate Office, but deleting any restrictions based on race, color, creed or national origin.
 12. Rights of parties in possession under unrecorded leases.
 13. Lack of access to and from the subject property.

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

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE(S), his, her, or their heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE(S), his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Thomas Edward Thornton, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal this 23rd day of May, 2013.

GRANTOR, **UNION STATE BANK**

BY: 
BY: Thomas Edward Thornton, Jr.
ITS: Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Thomas Edward Thornton, Jr. whose name as Vice President of **Union State Bank** 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 he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 23rd day of May, 2013.


NOTARY PUBLIC
My Commission Expires: 10/15/14

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 15, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS




20130524000213720 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/24/2013 11:04:30 AM FILED/CERT

"Exhibit A"

A parcel of land situated in the NE ¼ of the NE ¼ of Section 8, and the NW ¼ of the NW ¼ of Section 9, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 89 degrees 07 minutes 55 seconds East along the North line of said section for a distance of 405.85 feet to a point lying in the center of an unnamed tributary to Beaverdam Creek, said point being the POINT OF BEGINNING; thence South 89 degrees 07 minutes 55 seconds East, continuing along the North line of said section a distance of 403.02 feet to a point lying on the centerline of Beaverdam Creek; thence Southerly and Easterly following the centerline of Beaverdam Creek for the next 19 calls; thence South 6 degrees 18 minutes 41 seconds West a distance of 84.48 feet to a point; thence North 79 degrees 28 minutes 10 seconds West a distance of 44.25 feet to a point; thence South 75 degrees 17 minutes 48 seconds West a distance of 51.07 feet to a point; thence South 26 degrees 41 minutes 44 seconds West a distance of 51.48 feet to a point; thence South 6 degrees 58 minutes 18 seconds West a distance of 14.02 feet to a point; thence South 73 degrees 29 minutes 49 seconds East a distance of 26.77 feet to a point; thence South 52 degrees 33 minutes 37 seconds East a distance of 121.10 feet to a point; thence South 7 degrees 06 minutes 14 seconds West a distance of 48.55 feet to a point; thence South 59 degrees 59 minutes 47 seconds East a distance of 33.24 feet to a point; thence South 24 degrees 37 minutes 04 seconds East a distance of 93.31 feet; thence South 64 degrees 08 minutes 12 seconds East a distance of 58.15 to a point; thence South 27 degrees 00 minutes 16 seconds East a distance of 39.50 feet to a point; thence South 18 degrees 03 minutes 27 seconds West a distance of 42.69 feet to a point; thence South 45 degrees 18 minutes 34 seconds East a distance of 85.64 feet to a point; thence South 40 degrees 39 minutes 35 seconds East a distance of 135.24 feet to a point; thence South 30 degrees 31 minutes 01 seconds West a distance of 48.16 feet to a point; thence South 73 degrees 16 minutes 14 seconds West a distance of 115.67 feet to a point; thence South 17 degrees 27 minutes 19 seconds West a distance of 93.44 feet to a point; thence South 89 degrees 53 minutes 30 seconds West, leaving the centerline of Beaverdam Creek, a distance of 919.55 feet to a point; thence North 88 degrees 35 minutes 56 seconds West a distance of 125.19 feet to a point; thence South 87 degrees 47 minutes 46 seconds West a distance of 13.91 feet to a point on the centerline of an unnamed tributary to Beaverdam Creek; thence Northerly and Easterly following the centerline of the unnamed tributary of Beaverdam Creek for the next 14 calls; thence North 8 degrees 51 minutes 37 seconds East a distance of 42.03 feet to a point; thence North 47 degrees 12 minutes 54 seconds East a distance of 55.25 feet to a point; thence North 83 degrees 19 minutes 30 seconds East a distance of 52.66 feet to point; thence North 30 degrees 11 minutes 04 seconds West a distance of 52.95 feet to a point; thence North 38 degrees 27 minutes 54 seconds East a distance of 67.61 feet to a point; thence North 22 degrees 32 minutes 22 seconds West a distance of 22.50 feet to a point; thence North 32 degrees 32 minutes 06 seconds East a distance of 49.89 feet to a point; thence North 62 degrees 33 minutes 05 seconds East a distance of 21.10 feet to a point; thence South 75 degrees 19 minutes 22 seconds East a distance of 67.63 feet to a point; thence South 51 degrees 11 minutes 13 seconds East a distance of 74.50 feet to a point; thence North 51 degrees 22 minutes 49 seconds East a distance of 96.33 feet to a point; thence South 81 degrees 09 minutes 21 seconds East a distance of 30.03 feet to a point; thence North 50 degrees 32 minutes 51 seconds East a distance of 76.84 feet to a point; thence North 68 degrees 34 minutes 46 seconds East a distance of 73.43 feet to a point; thence North 67 degrees 27 minutes 24 seconds West, leaving the unnamed tributary to Beaverdam Creek, a distance of 76.62 feet to a point on a curve to the right, said curve having a radius of 530.00 feet, an internal angle of 14 degrees 17 minutes 57 seconds, the chord of which bears North 60 degrees 18 minutes 25 seconds West for a distance of 131.93 feet; thence along the arc of said curve for a distance of 132.27 feet to a point of tangency; thence North 53 degrees 09 minutes 27 seconds West, along said tangent for a distance of 79.82 feet to a point lying on the Southeastern Right of Way of Crider Road as recorded in Lacey's Grove Phase 2, Map Book 38, Page 19, in the office of the Judge of Probate, Shelby County, Alabama; thence North 36 degrees 50 minutes 31 seconds East along said Right of Way for a distance of 60.00 feet to a point; thence South 53 degrees 09 minutes 27 seconds East, leaving said Right of Way for a distance of 79.82 feet to a point to a point of curve to the left, said curve having a radius of 470.00 feet, the chord of which is South 60 degrees 18 minutes 25 seconds East for a distance of 116.99 feet and an internal angle of 14 degrees 17 minutes 57 seconds; thence along the arc of said curve for a distance of 117.30 feet to a point of tangency; thence South 67 degrees 27 minutes 24 seconds East, along said tangent for a distance of 49.18 feet to a point lying on the centerline of an unnamed tributary of Beaverdam Creek; thence Northerly and Easterly following the centerline of the unnamed tributary Beaverdam Creek for the next 15 calls; thence North 39 degrees 09 minutes 58 seconds East a distance of 64.27 feet to a point; thence North 18 degrees 07 minutes 40 seconds West a distance of 46.05 feet to a point; thence North 52 degrees 55 minutes 36 seconds West a distance of 54.87 feet to a point; thence North 12 degrees 46 minutes 44 seconds West a distance of 17.30 feet to a point; thence North 47 degrees 40 minutes 41 seconds East a distance of 70.88 feet to a point; thence South 80 degrees 59 minutes 41 seconds West a distance of 53.58 feet to a point; thence South 75 degrees 10 minutes 33 seconds West a distance of 22.09 feet to a point; thence North 2 degrees 51 minutes 49 seconds West a distance of 44.93 feet to a point; thence North 47 degrees 51 minutes 28 seconds East a distance of 54.39 feet to a point; thence North 82 degrees 35 minutes 08 seconds East a distance of 29.81 feet to a point; thence North 61 degrees 41 minutes 59 seconds East a distance of 25.07 feet to a point; thence North 0 degrees 48 minutes 03 seconds West a distance of 41.70 feet to a point; thence North 4 degrees 22 minutes 37 seconds West a distance of 53.36 feet to a point; thence North 2 degrees 45 minutes 12 seconds West a distance of 43.86 feet to a point; thence North 48 degrees 04 minutes 59 seconds East a distance of 15.07 feet to the POINT OF BEGINNING.


20130524000213720 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/24/2013 11:04:30 AM FILED/CERT