

THIS INSTRUMENT WAS PREPARED BY:

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Send Tax Notice to:
North Shelby Baptist Church of Alabama, Inc.
4100 Belcher Drive
Birmingham, AL 35242



20140102000000380 1/4 \$423.00
Shelby Cnty Judge of Probate, AL
01/02/2014 09:46:01 AM FILED/CERT

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$400.00

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **HERITAGEBANK OF THE SOUTH**, as assignee of the FDIC as receiver of Frontier Bank, a Georgia banking corporation, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **NORTH SHELBY BAPTIST CHURCH OF ALABAMA, INC.**, an Alabama non-profit corporation, (hereinafter referred to as Grantee) with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 17, and the NE 1/4 of the NW 1/4 of Section 20, all in Township 19 South. Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section 20; thence run in an Easterly direction along the North line of said section on a bearing of North 89°49'41" East a distance of 1326.57 feet to the POINT OF BEGINNING; thence turn an angle and run to the North, along the West line of the SE 1/4 of the SW 1/4 of said Section 17, on a bearing of North 00°19'23" West, a distance of 774.25 feet to a point; thence turn an angle to the right and run in an Easterly direction on a bearing of North 89°37'31" East, a distance of 1114.30 feet to a point; said point being on the Westerly right of way of U.S. Hwy. 280 and being on a curve to the left; thence turn an angle to the right

and run in a Southeasterly direction, along said right of way and along the arc of said curve, having a radius of 3424.04 feet, a central angle of 02°08'26" and a chord bearing of South 24°07'02" East, an arc distance of 127.93 feet to a point; thence turn an angle to the right and, leaving said right of way, run in a Southwesterly direction, on a bearing of South 75°03'29" West a distance of 388.88 feet to a point; thence turn an angle to the left and run in a Southeasterly direction, on a bearing of South 31°06'16" East a distance of 145.01 feet to a point; thence turn an angle to the right and run in a Southwesterly direction, on a bearing of South 56°14'08" West a distance of 601.06 feet to a point; thence turn an angle to the left and run in a Southwesterly direction, on a bearing of South 23°37'55" West a distance of 145.76 feet to a point, said point being on a curve to the right; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve, having a radius of 570.00 feet, a central angle of 19°05'26", and a chord bearing of South 75°41'44" West, an arc distance of 189.92 feet to a point; thence run tangent to last described curve, in a Southwesterly direction, on a bearing of South 85°41'26" West a distance of 105.33 feet to a point, said point being the beginning of a curve to the left; thence run in a Southwesterly direction, along the arc of said curve, having a radius of 500.00 feet, a central angle of 01°41'00", and a chord bearing of South 84°23'57" West, an arc distance of 14.69 feet to a point; thence turn an angle to the right and run in a Northerly direction, on a bearing of North 00°16'50" West a distance of 84.13 feet to the point of beginning.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto North Shelby Baptist Church of Alabama, Inc., its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and



assigns of the grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, HeritageBank of the South has caused this conveyance to be executed and his seal affixed this the 31st day of December, 2013.

HeritageBank of the South

By: 

Its: Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Randy Ramage, whose name as Vice - President of HeritageBank of the South is signed to the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of December, 2013.


Notary Public

My commission expires: _____

Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016



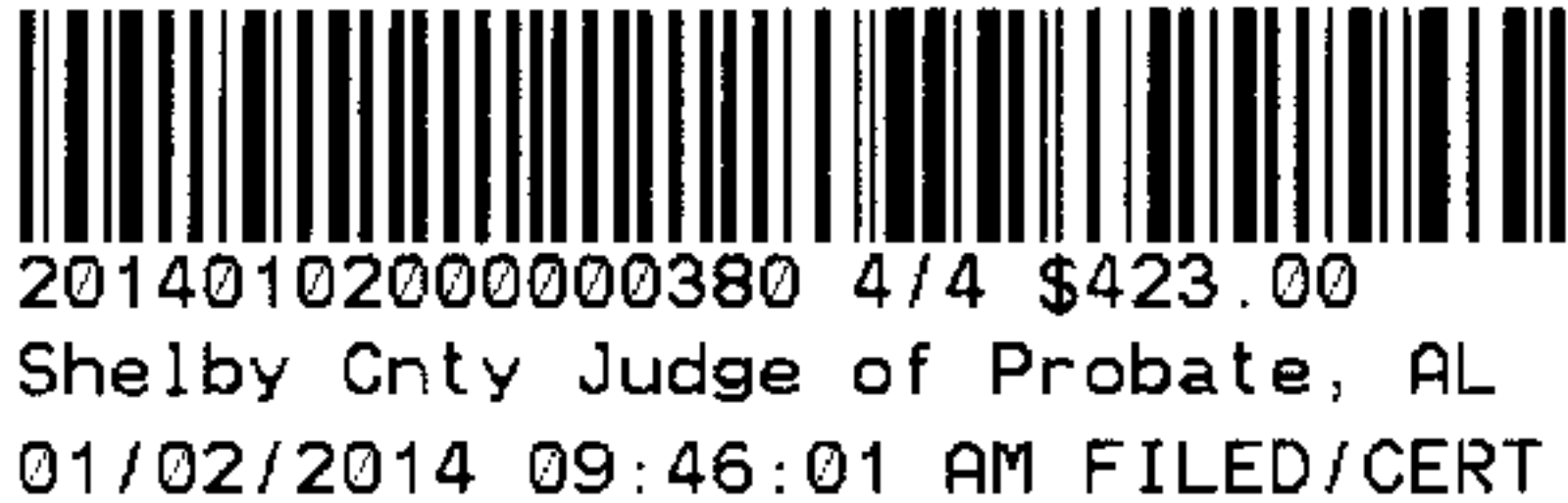
20140102000000380 3/4 \$423.00
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Real Estate Sales Validation Form

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

Grantor's Name Heritage Bank of the South, AS Grantee's Name North Shelby Baptist Church of Alabama
Mailing Address assignee of FDIC as receiver of Frontier Bank. Mailing Address 4100 Belcher Drive
Birmingham, AL 35242

Property Address 13.55 acres Birmingham, AL Date of Sale 12/31/2013
35242 Total Purchase Price \$ 400,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 12/31/2013

Print

Burt Newcomb

Unattested

Sign

Burt Newcomb

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1