

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Church at Chelsea-Westover  
11063 Hwy 280  
Westover, AL 35147

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Five Hundred Thousand and No/00 Dollars (\$500,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jerry Lucas, a married man and John P. Kelly, a married man, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Church at Chelsea-Westover, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

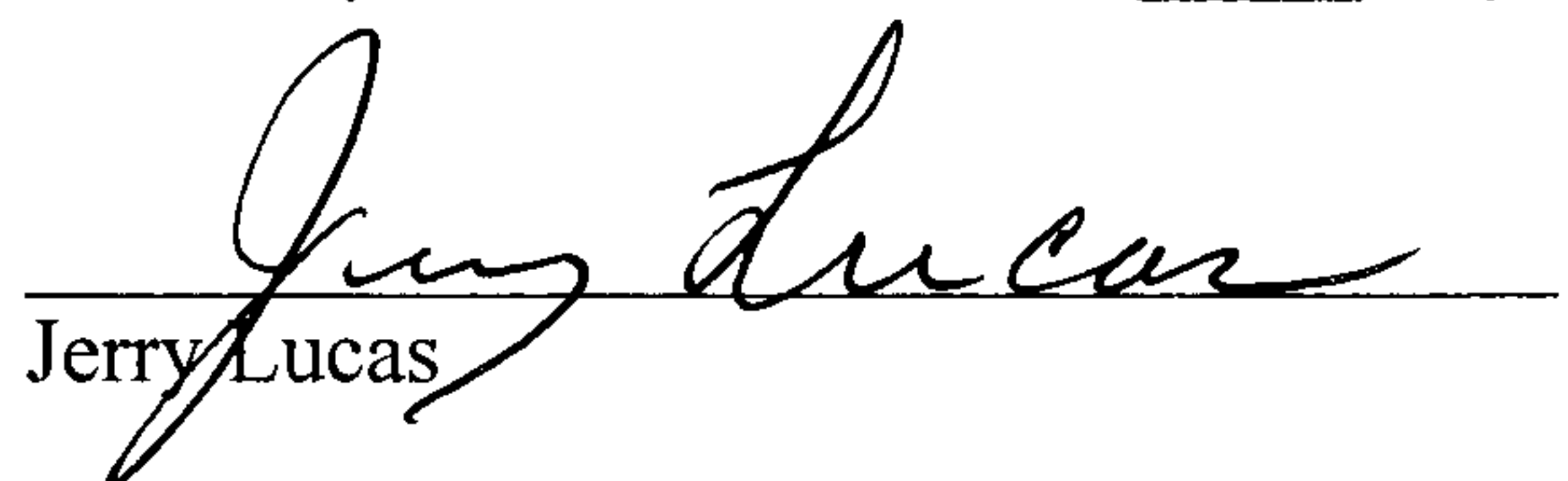
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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

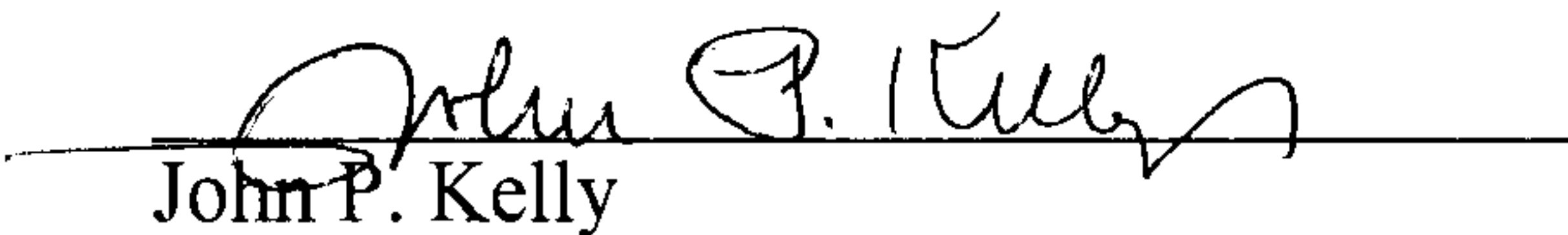
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 9<sup>th</sup> day of June, 2014.

\_\_\_\_\_

  
Jerry Lucas

\_\_\_\_\_

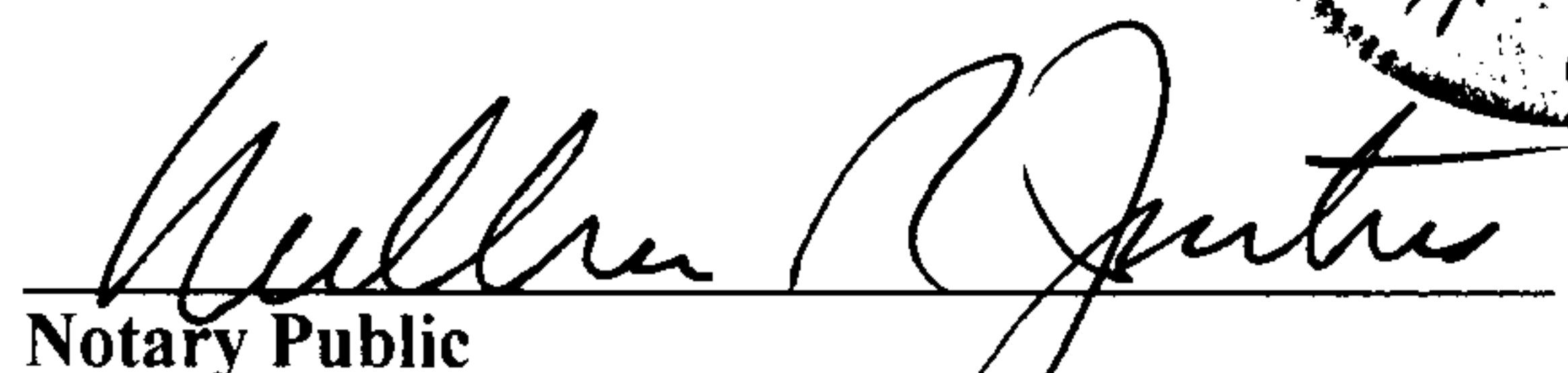
  
John P. Kelly

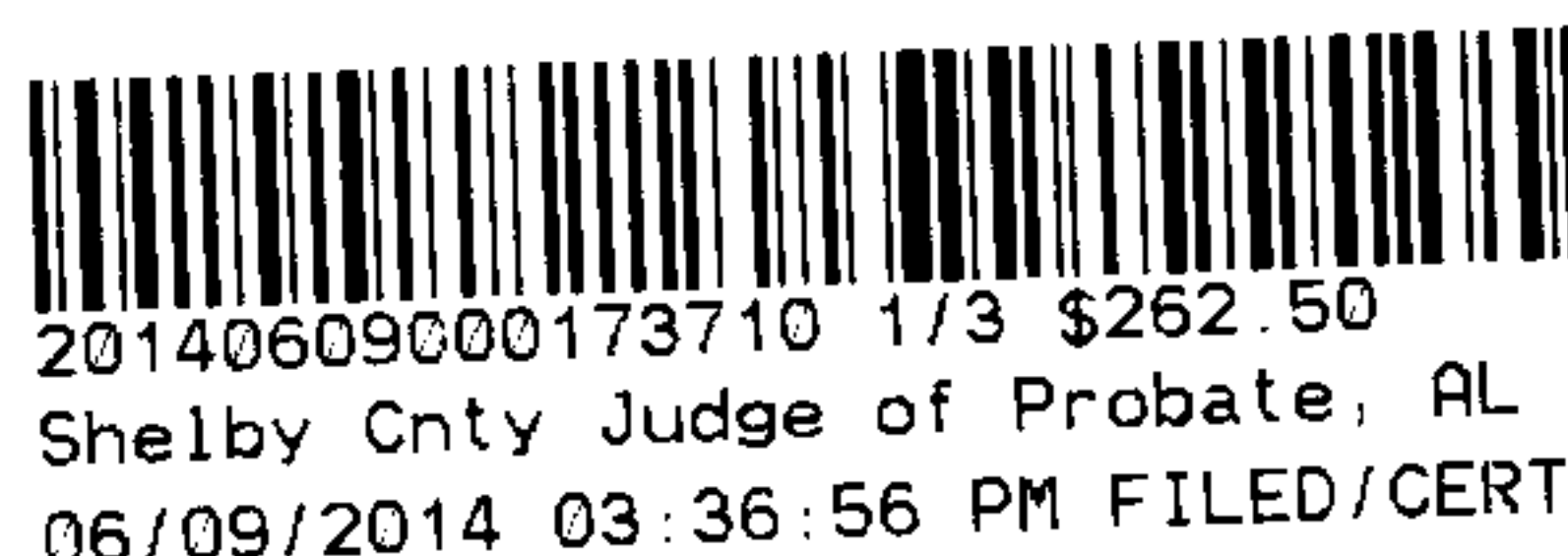
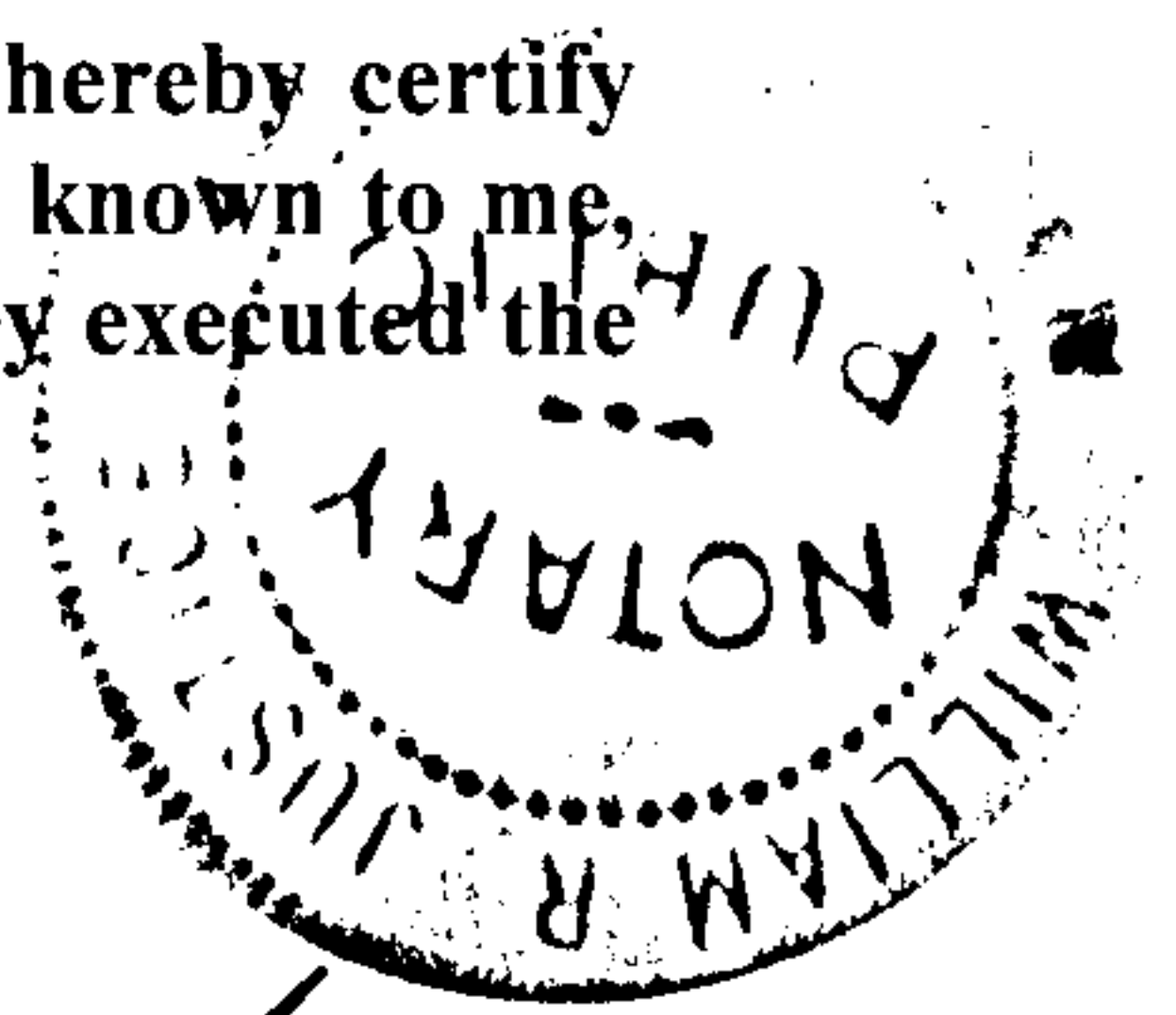
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry Lucas and John P. Kelly, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of June, 2014.

My Commission Expires: 9/12/15

  
Notary Public



Shelby County, AL 06/09/2014  
State of Alabama  
Deed Tax: \$242.50



Exhibit "A"

LEGAL DESCRIPTION

A parcel of land situated in Shelby County, Alabama, more particularly described as follows:

From a 2" pipe at the NW corner of the NW 1/4 of SW 1/4 of Section 27, Township 19 South, Range 1 East, being the Point of Beginning of herein described parcel of land, run thence Grid North 86 deg. 24 min. 31 sec. East for a distance of 266.01 feet to a 1/2" rebar; thence run South 88 deg. 38 min. 59 sec. East for a distance of 444.31 feet to a 3/4" capped pipe; thence run South 88 deg. 15 min. 59 sec. East for a distance of 180.00 feet to a 1/2" crimped pipe; thence run South 88 deg. 52 min. 01 sec. East for a distance of 176.07 feet to a 1/2" rebar; thence run North 88 deg. 51 min. 45 sec. East for a distance of 135.58 feet to a 1" pipe; thence run South 89 deg. 12 min. 47 sec. East for a distance of 299.76 feet to a 5/8" rebar; thence run South 88 deg. 12 min. 41 sec. East for a distance of 506.20 feet to a 2" pipe; thence run North 88 deg. 34 min. 21 sec. East for a distance of 518.35 feet to a 1/2" rebar; thence run North 88 deg. 54 min. 25 sec. East for a distance of 139.71 feet to a 1/2" rebar; thence run South 03 deg. 59 min. 40 sec. East for a distance of 1287.21 feet to a 1 1/2" capped pipe; thence run South 89 deg. 17 min. 43 sec. West for a distance of 1441.33 feet to a 1/2" rebar at the NE corner of the SW 1/4 of SW 1/4 of Section 27, Township 19 South, Range 1 East; thence run South 00 deg. 25 min. 17 sec. West along the East boundary of said SW 1/4 of SW 1/4 for a distance of 1191.24 feet to a 1/2" pipe on the Northeasterly boundary of the Seaboard Coast Line Railroad (varying width R.O.W.), said point being North 00 deg. 25 min. 17 sec. East a distance of 132.87 feet from a 1/2" pipe at the SE corner of aforementioned SW 1/4 of SW 1/4; thence run North 31 deg. 45 min. 42 sec. West along said railroad boundary for a distance of 691.72 feet to a point in the center of a branch; thence run North 25 deg. 55 min. 32 sec. East along said branch centerline for a distance of 207.89 feet to a point; thence run North 03 deg. 32 min. 24 sec. East along said branch centerline for a distance of 170.63 feet to a point; thence run North 50 deg. 12 min. 52 sec. West for a distance of 35.00 feet to a 6" x 6" concrete monument; thence continue North 50 deg. 12 min. 52 sec. West for a distance of 147.59 feet to a 1/2" rebar; thence run South 63 deg. 56 min. 08 sec. West for a distance of 81.25 feet to a 1/2" rebar; thence run North 57 deg. 08 min. 27 sec. West for a distance of 83.81 feet to a 1/2" rebar; thence run North 48 deg. 10 min. 04 sec. West for a distance of 183.97 feet to a 1/2" rebar; thence run South 88 deg. 50 min. 17 sec. West for a distance of 86.95 feet to a 1/2" rebar on the Northeasterly boundary of aforementioned Seaboard Coast Line Railroad (varying width R.O.W.), said point being on a curve concave left, having a delta angle of 62 deg. 49 min. 32 sec. and a radius of 1440.94 feet; thence run a chord bearing North 55 deg. 03 min. 58 sec. West for a chord distance of 1182.39 feet to a 1/2" rebar on said railroad boundary at a point of intersection with the East boundary of Shelby County Hwy #55 (80' R.O.W.); thence run North 08 deg. 34 min. 27 sec. East along said highway boundary for a distance of 75.35 feet to a 1/2" rebar; thence run North 08 deg. 55 min. 05 sec. East along said highway boundary for a distance of 100.89 feet to a 1/2" rebar; thence run North 17 deg. 34 min. 46 sec. East along said highway boundary for a distance of 37.36 feet to a 1/2" rebar; thence continue North 17 deg. 34 min. 44 sec. East along said highway boundary for a distance of 57.91 feet to a 1/2" rebar; thence run North 20 deg. 59 min. 03 sec. East along said highway boundary for a distance of 99.89 feet to a 1/2" rebar; thence run North 23 deg. 36 min. 08 sec. East along said highway boundary for a distance of 101.79 feet to a 1/2" rebar; thence run North 23 deg. 27 min. 30 sec. East along said highway boundary for a distance of 60.07 feet to a railroad spike; thence run South 71 deg. 27 min. 24 sec. East for a distance of 60.05 feet to a 1/2" rebar; thence run North 27 deg. 56 min. 29 sec. East for a distance of 160.39 feet to a 1/2" rebar; thence run South 89 deg. 16 min. 10 sec. East for a distance of 147.14 feet to the Point of Beginning of herein described parcel of land.

The above described land is located in the SW 1/4 of NW 1/4 and the SE 1/4 of NW 1/4 and the NW 1/4 of SW 1/4 and the NE 1/4 of SW 1/4 and the SW 1/4 of SW 1/4 of Section 27, Township 19 South, Range 1 East and the NE 1/4 of SE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

20140609000173710 2/3 \$262.50  
Shelby Cnty Judge of Probate, AL  
06/09/2014 03:36:56 PM FILED/CERT

*[Handwritten signature]*



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

(Seller)

Grantor's Name Jerry Lucas & John P. Kelly  
Mailing Address 2 Brookwood Drive  
Montevallo, AL 35115

(Buyer)

Grantee's Name Church at Chelsea-Westover  
Mailing Address 11063 US 280  
Westover, AL 35147

Property Address: Hwy 55  
Westover, AL

Date of Sale 6-9-14

Total Purchase Price \$ 500,000.00

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  
☒ 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 6-9-14

† Sign John P. Kelly  
(Grantor/Grantee/Owner/Agent) circle one  
Print JOHN P. KELLY

Unattested

(Verified by)