


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
ECO CREDIT UNION
POST OFFICE BOX 2385
BIRMINGHAM, ALABAMA 35201

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150604000185250 1/3 \$215.00
Shelby Cnty Judge of Probate, AL
06/04/2015 10:49:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$195,000.00)** to the undersigned GRANTOR, **SILURIA BAPTIST CHURCH OF ALABASTER, INC.**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **ECO CREDIT UNION**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Begin at the intersection of the easterly right of way line of Alabama Highway 119 and the northerly right of way line of Old Montevallo Road, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Alabama Highway 119 and along the arc of a curve to the right having a radius of 1232.49 feet for 255.51 feet; thence 92 degrees 37 minutes 38 seconds right as measured from tangent of the aforesaid curve, and run southeasterly for 217.10 feet to the northwesterly right of way line of Old Montevallo Road; thence 90 degrees 00 minutes right and run southwesterly along said right of way line of Old Montevallo Road for 71.00 feet to the beginning of a curve to the right having a radius of 132.47 feet and subtending a central angle of 59 degrees 30 minutes; thence southwesterly along the arc of said curve and along said right of way line of Old Montevallo Road for 137.57 feet to the end of said curve; thence tangent to said curve, run southwesterly along the northerly right of way line of Old Montevallo Road for 132.14 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT property sold to State of Alabama in Inst. No. 2001-3624, Probate Office, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
3. Easement to Bell South as recorded in Inst. No. 1993-41359, in Probate Office.
4. Right of way to State of Alabama for Highway 119.
5. There is a covenant between the Grantee and Grantor that restricts this property from being used for liquor stores, bars, package stores, and sexually oriented businesses such as an adult book, novelty or video stores, adult cabaret, gentlemen's club, go-go club, strip bar, adult theater, or massage parlor.

Siluria Baptist Church, grantee in Deed Book 241, Page 229, is the same as Siluria Baptist Church of Alabaster, Inc., as incorporated in Inst. No. 1999-39511.

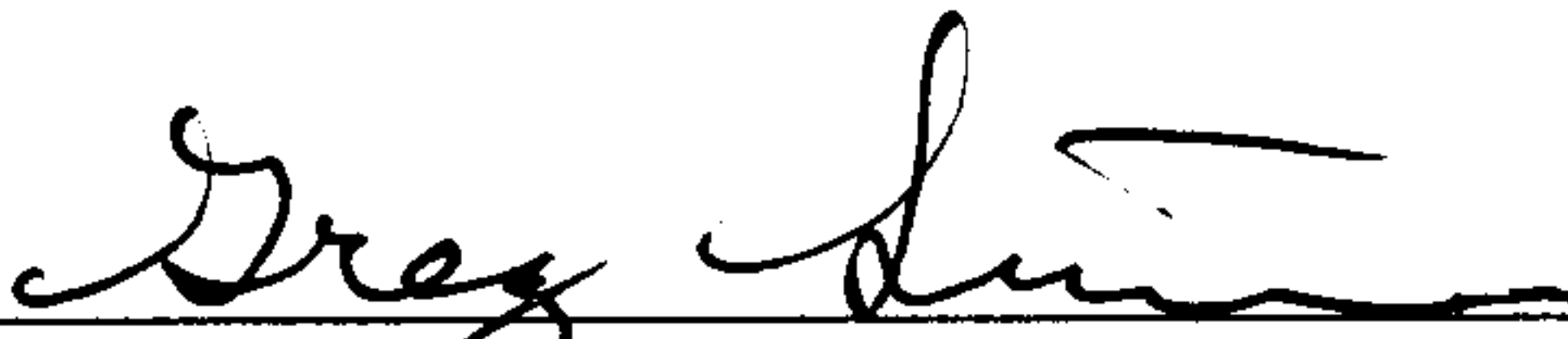
Shelby County, AL 06/04/2015
State of Alabama
Deed Tax: \$195.00

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

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **TRUSTEES, GREG SIMS and CAROLYN LEDBETTER**, who are authorized to execute this conveyance, have hereto set its signature and seal this 27TH day of MAY, 2015.

SILURIA BAPTIST CHURCH OF ALABASTER, INC.

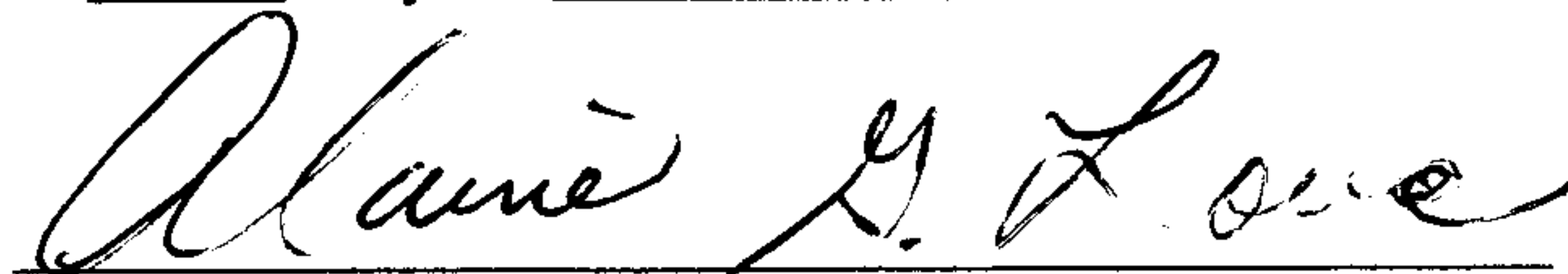
BY: 
GREG SIMS
AS: **TRUSTEE**

and
BY: 
CAROLYN LEDBETTER
AS: **TRUSTEE**

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a notary public in and for said county, in said state, hereby certify that **GREG SIMS and CAROLYN LEDBETTER**, whose names as **TRUSTEES** of **SILURIA BAPTIST CHURCH OF ALABASTER, INC.**, a corporation, 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, as such Trustees and with full authority, executed the same for and as the act of said SILURIA BAPTIST CHURCH OF ALABASTER, INC.

Given under my hand and official seal this 27TH day of MAY, 2015.



NOTARY PUBLIC

My Commission Expires: 10/31/2015


20150604000185250 2/3 \$215.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
SILURIA BAPTIST CHURCH OF ALABASTER, INC.,
Mailing Address:
10696 Hwy. 119 South
Alabaster, AL 35007

Property Address:
10696 Hwy. 119 So.
Alabaster, AL 35007

Grantee's name:
ECO CREDIT UNION
Mailing Address:
POST OFFICE BOX 2385
BIRMINGHAM, ALABAMA 35201

Date of Sale: MAY 27TH, 2015
Total Purchase Price: \$195,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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