

This instrument was provided by:
Mike T. Atchison
Columbiana
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
First Baptist Church of
208 North Main Street
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THOUSAND DOLLARS and 00/100 (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Terry Juan Falkner, a married man

grant, bargain, sell and convey unto,
First Baptist Church of Columbiana, Alabama, a Corporation

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

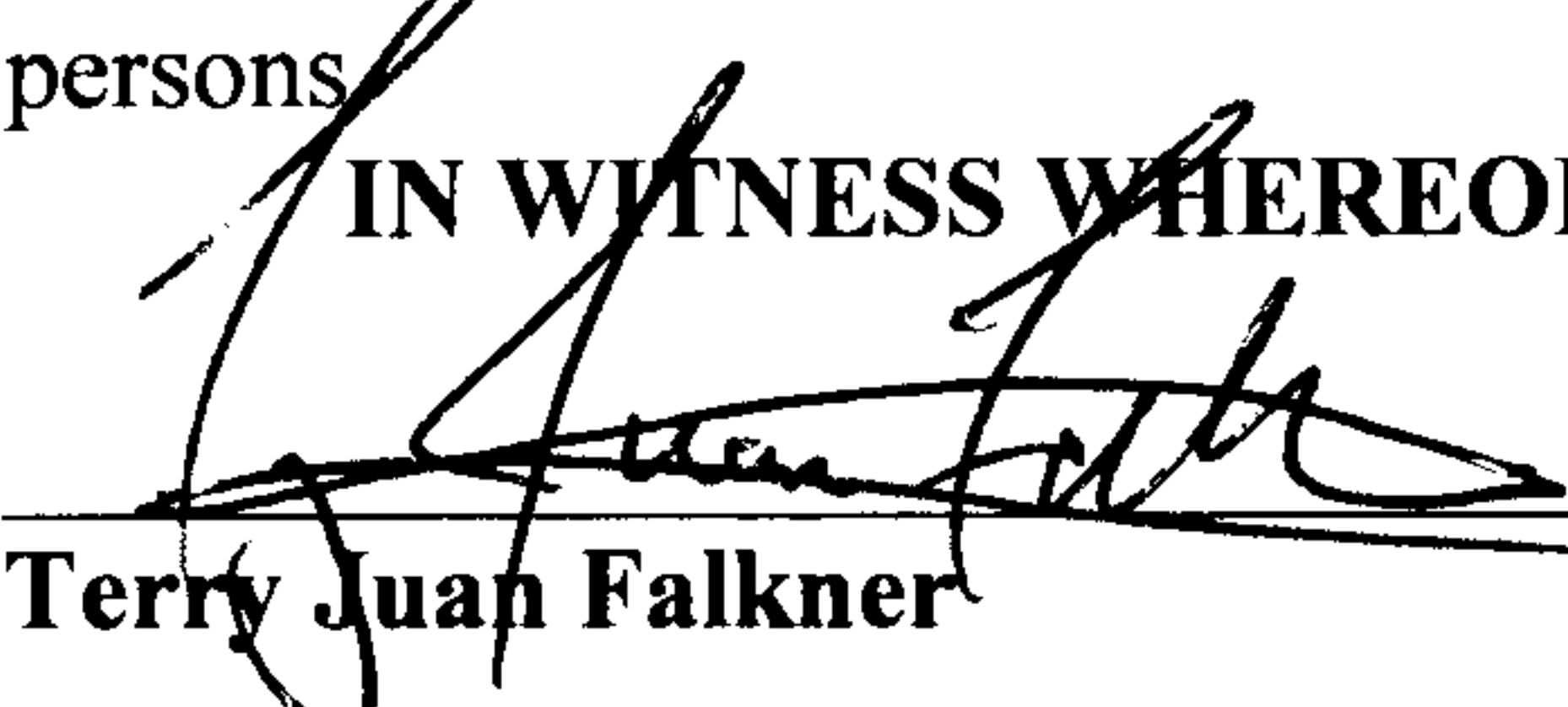
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.
Grantor herein is the surviving grantee in Deed Book 303, Page 176. Other grantees being JD Faulkner, who died April 24, 2015, Lorene J. Faulkner, who died November 12, 2008 and Jeff D. Faulkner, who died January 10, 2007.

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 24th day of September, 2015.

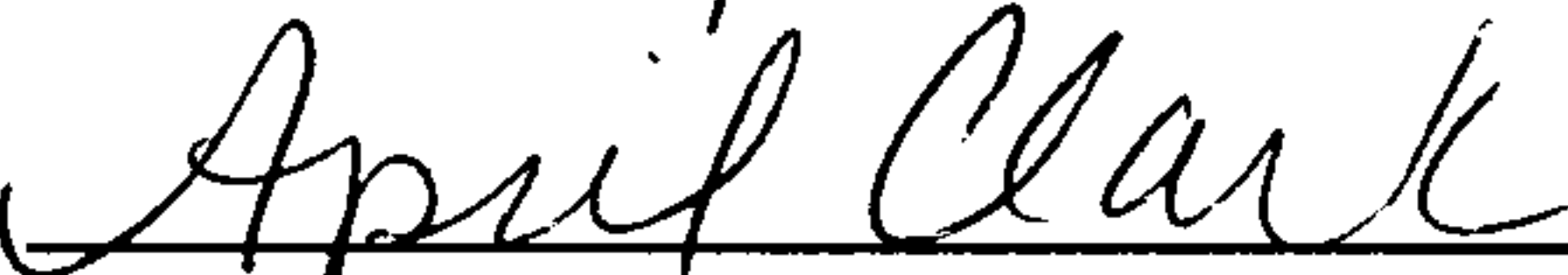

Terry Juan Falkner

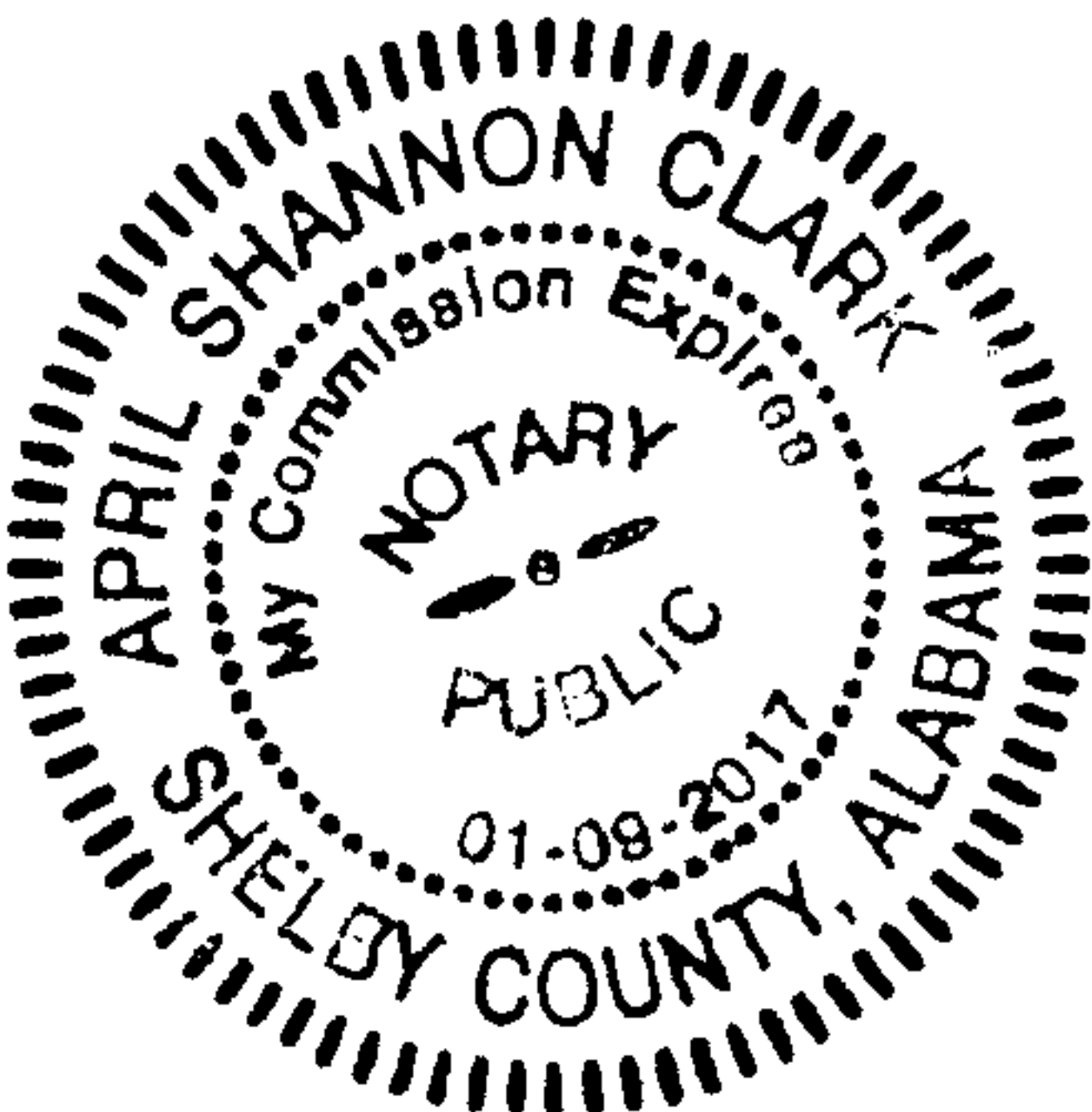
Shelby County, AL 09/24/2015
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Terry Juan Falkner, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2015.

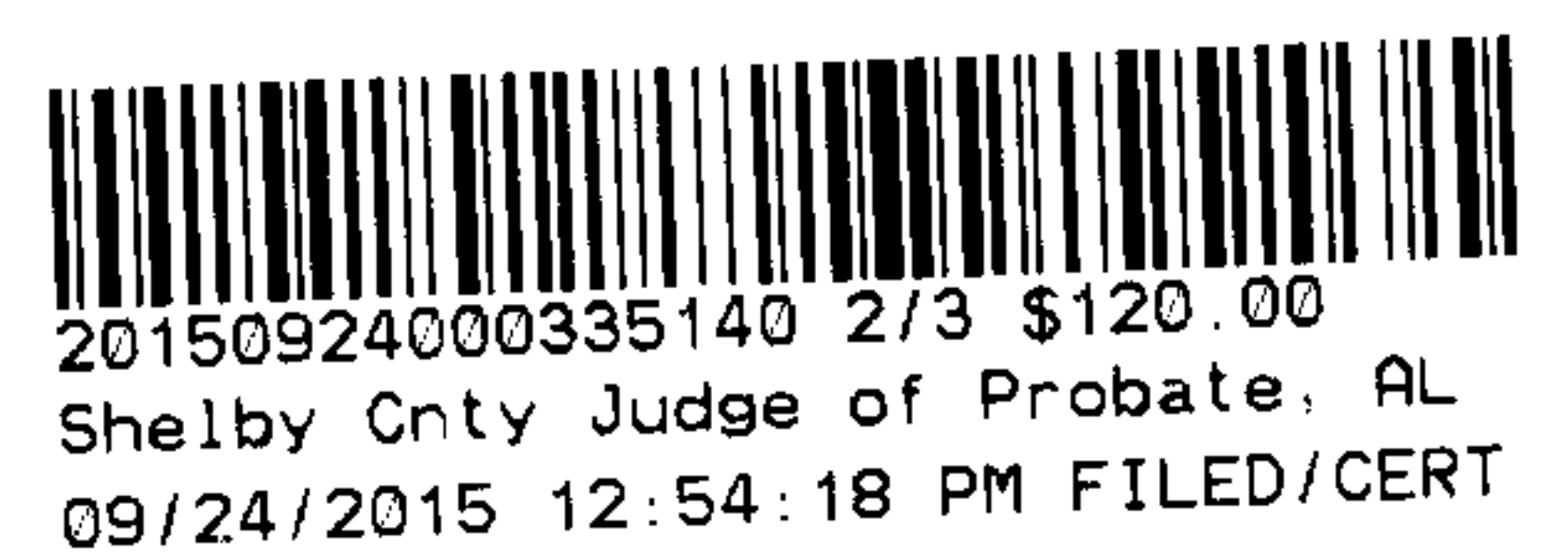

Notary Public
My Commission Expires: 1-9 2017




20150924000335140 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
09/24/2015 12:54:18 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

That certain house and lot on the West side of North main street in the Town of Columbiana, Alabama, described as commencing at the Northeast corner of Section 26, Township 21, Range 1 West, and running thence West along the North Section line of said Section 26, a distance of 461.5 feet to where said Section line intersects the west edge of the sidewalk on the West side of said North Main Street, run thence South degrees and 30 minutes East a distance 665.5 feet to an iron pipe located in the center of a ditch, or branch, for the point of beginning: Run thence South 85 degrees and 15 minutes West along the center of said branch, or ditch, and with the meanderings of the same a distance of 392 feet to an iron pipe driven in the ground; run thence North 2 degrees and 45 minutes West along the center of a ditch a distance of 168 feet to an iron pipe; run thence South 89 degrees and 15 minutes East a distance of 396.4 feet to an iron pipe driven in the ground at the West edge of the sidewalk on the West side of North Main Street; run thence South 0 degrees and 15 minutes East a distance of 117.5 feet to the point of beginning marked by an iron pipe driver in the center of the branch, said lot located in the Northeast Quarter of the Northeast Quarter of Section 25, Township 21, Range 1 West, all in the Town of Columbiana, being a part of the lot conveyed to Joel Chandler as shown by deed recorded in Deed Book 100, Page 317.



Grantor's Name

Terry Falkner

Grantee's Name

First Baptist Church Columbia

Mailing Address

2095 Brook Highland Ridge
B'ham AL 35242

Mailing Address

208 North Main Street
Columbia, AL 35051

Property Address

206 North Main St
Columbia

Date of Sale

9-24-2015

Total Purchase Price

100,000.00

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☐ 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 of 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 9-24-15Print Terry Lynn FalknerUnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20150924000335140 3/3 \$120.00
Shelby Cnty Judge of Probate, AL
09/24/2015 12:54:18 PM FILED/CERT

Form RT-1