

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
M. E. BUCKELEW, LLC
P. O. Box 465
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Nine Hundred Thousand and No/100 Dollars (\$1,900,000.00), and other good and valuable consideration, paid to the undersigned grantor, First United Methodist of Alabaster, Inc., an Alabama corporation, being one and the same entity as The First United Methodist Church of Alabaster, Alabama and First United Methodist Church of Alabaster (“Grantor”), by M. E. BUCKELEW, LLC (“Grantee”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the “Premises”), to-wit:

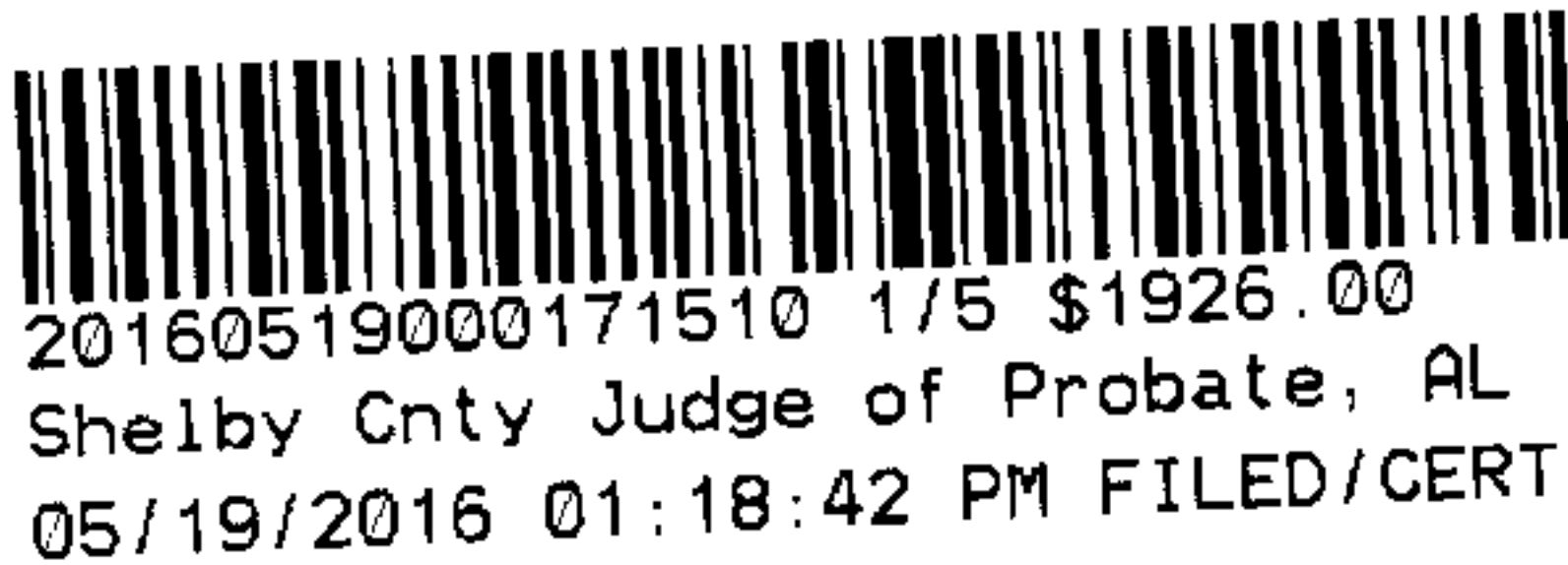
Parcel I:

Tract A:
Lot 3, According to the survey of First United Methodist Church Addition to Alabaster, as recorded in Map Book 42, page 27, in the Probate Office of Shelby County, Alabama.

Tract B:
A portion of Lot 2, First United Methodist Church Addition to Alabaster, as recorded in Map Book 42, page 27, in the Office of the Judge of Probate, Shelby County, Alabama, being further described as follows:

A parcel of land situated in the Southwest one-quarter of the Northeast one-quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described by metes and bounds as follows:

Commence at a found 5/8” rebar being the Northwest corner of Lot 3 of said First United Methodist Church Addition to Alabaster, said point also being a point on the Southernmost right of way line of 6th Avenue Southwest (40' right of way) and a point on the Easternmost right of way line of Louisville & Nashville Railroad (100' right of way); thence run in a Southwesterly direction along the West line of said Lot 3 and along the Easternmost right of way line of said Louisville & Nashville Railroad for a distance of 218.57 feet to a found 5/8” rebar; thence leaving the Easternmost right of way line of said Louisville & Nashville Railroad, turn an interior angle of 46 degrees 49 minutes 17 seconds to the right and run in a Northeasterly direction along the Lot line of said Lot 3 for a distance of 32.07 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 40.00 feet to a found pk nail; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southeasterly direction along the Lot line of said Lot 3 for a distance of 122.28 feet to a found pk nail; thence leaving the West line of said Lot 3, turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 40.00 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 122.28 feet to the POINT OF BEGINNING. Said parcel contains 4,891 square feet or 0.11 acres more or less.



Parcel II:

Tract A:

Lot 1, According to the survey of First United Methodist Church Addition to Alabaster, as recorded in Map Book 42, page 27, in the Probate Office of Shelby County, Alabama.

Tract B:

A portion of Lot 2, First United Methodist Church Addition to Alabaster, as recorded in Map Book 42, page 27, in the Office of the Judge of Probate, Shelby County, Alabama, being further described as follows:

A parcel of land situated in the Southwest one-quarter of the Northeast one-quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described by metes and bounds as follows:

Commence at a found JAM III capped rebar being the Southwest corner of Lot 1 of said First United Methodist Church Addition to Alabaster, said point also being a point on the Northernmost right of way line of Alabama State Highway 119 (Montevallo Road, right of way varies); thence run in a Westerly direction along the South line of said Lot 1 for a distance of 170.30 feet to a found pk nail; thence leaving the South line of said Lot 1, turn an interior angle of 45 degrees 42 minutes 45 seconds to the left and run in a Northeasterly direction along the Lot line of said Lot 1 for a distance of 25.12 feet to the POINT OF BEGINNING; thence leaving the Lot line of said Lot 1, turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 90.39 feet to a point; thence turn an interior angle of 88 degrees 53 minutes 48 seconds to the left and run in a Northeasterly direction for a distance of 81.72 feet to a point; thence turn an exterior angle of 89 degrees 59 minutes 54 seconds to the right and run in a Northwesterly direction for a distance of 39.87 feet; thence turn an exterior angle of 270 degrees 03 minutes 05 seconds to the right and run in a Northeasterly direction for a distance of 40.00 feet to a found pk nail, said point being the Northwest corner of Lot 1 of said First United Methodist Church Addition to Alabaster; thence turn an interior angle of 90 degrees 03 minutes 05 seconds to the left and run in a Southeasterly direction along the West line of said Lot 1 for a distance of 59.83 feet to a found pk nail, said point being a point on the West line of said Lot 1; thence turn an interior angle of 89 degrees 59 minutes 54 seconds to the left and run in a Southwesterly direction along the Lot line of said Lot 1 for a distance of 81.33 feet to a found pk nail, said point being a point on the West line of said Lot 1; thence turn an exterior angle of 88 degrees 53 minutes 48 seconds to the right and run in a Southeasterly direction along the West line of said Lot 1 for a distance of 69.62 feet to a found pk nail, said point being a point on the West Lot line of said Lot 1; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction along the West Lot line of said Lot 1 for a distance of 40.00 feet to the POINT OF BEGINNING. Said parcel contains 6,825 square feet or 0.16 acres more or less.

SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions as shown by recorded map; (5) Transmission line permit to Alabama Power Company, recorded in Deed Book 148, page 297; Deed Book 194, page 31 and Deed Book 225, page 278, in the Probate Office of Shelby County, Alabama; (6) Right of Way to Alabaster Water Company, recorded in Deed Book 146, Page 211, in the Probate Office of Shelby County, Alabama; (7) Terms and conditions of any unrecorded leases and any and/or all amendments and modifications thereto; (8) Rights of tenants in possession, as tenants only.

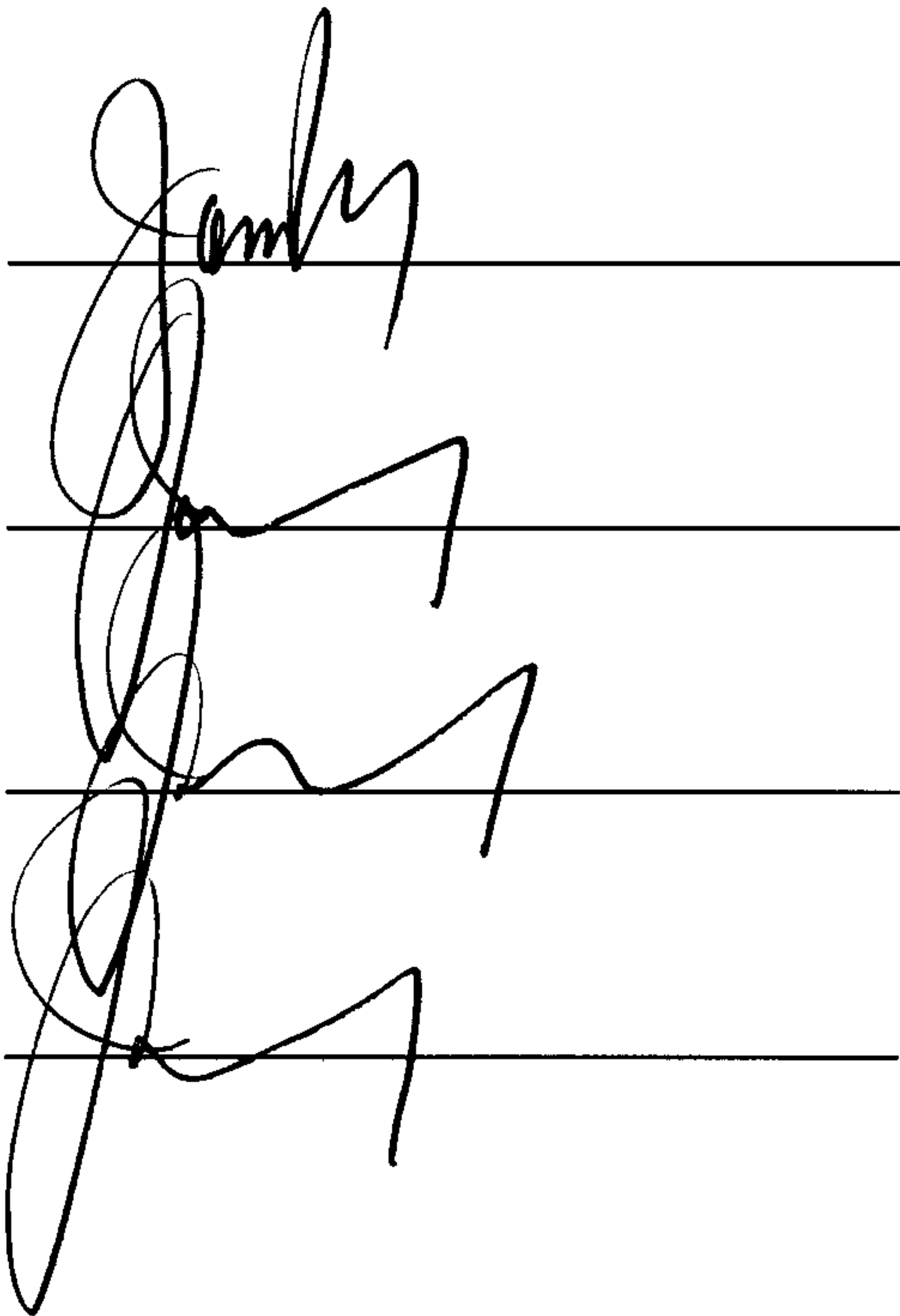
Grantor promises to support Grantee's application with the City of Alabaster for a resubdivision of the Premises, and to cooperate with regard to attendance at meetings and hearings as may be necessary, and to execute such documents as may be required to complete the subdivision of said property.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.


12th IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 12th day of May, 2016.

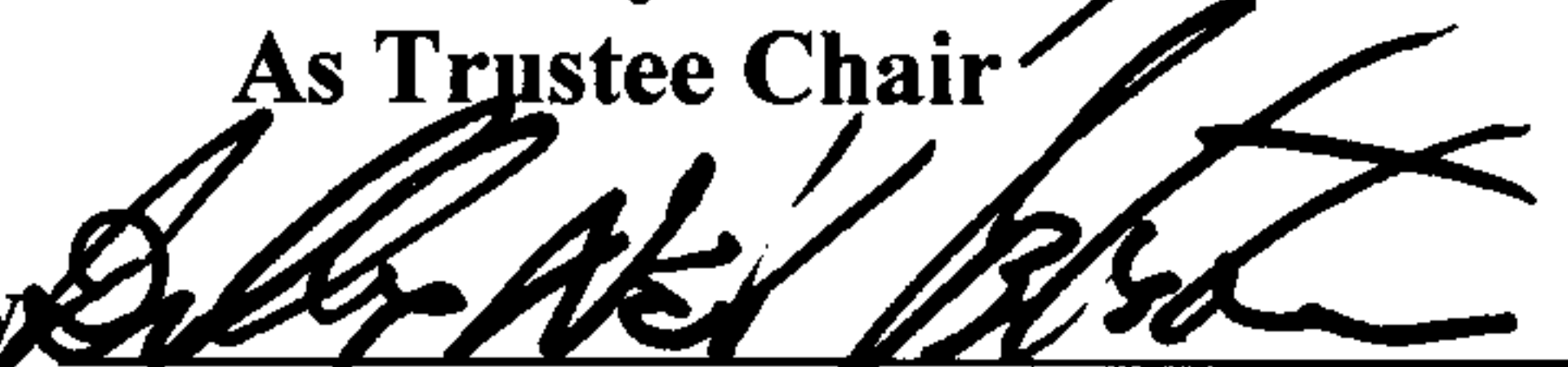
WITNESS:




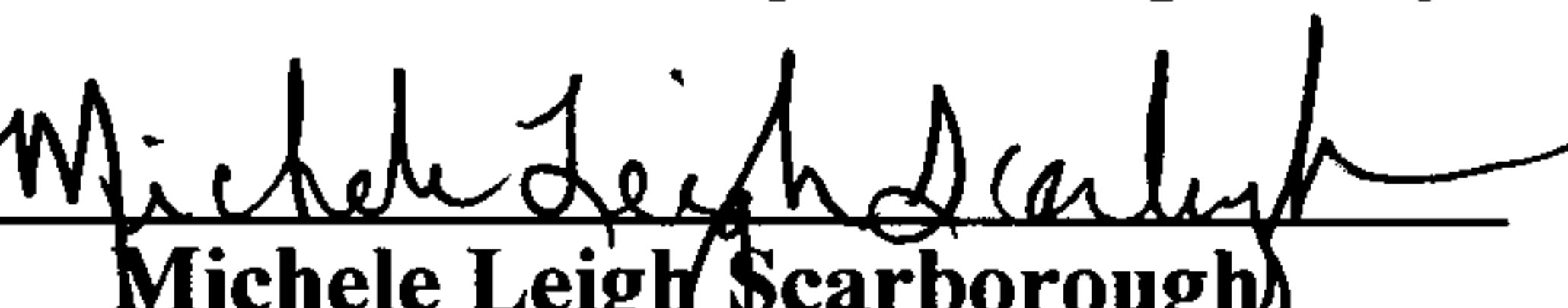
STATE OF ALABAMA)
COUNTY OF SHELBY)

**First United Methodist of Alabaster, Inc.,
an Alabama corporation**

By: 
David Clyde Jenkins
As Trustee Chair

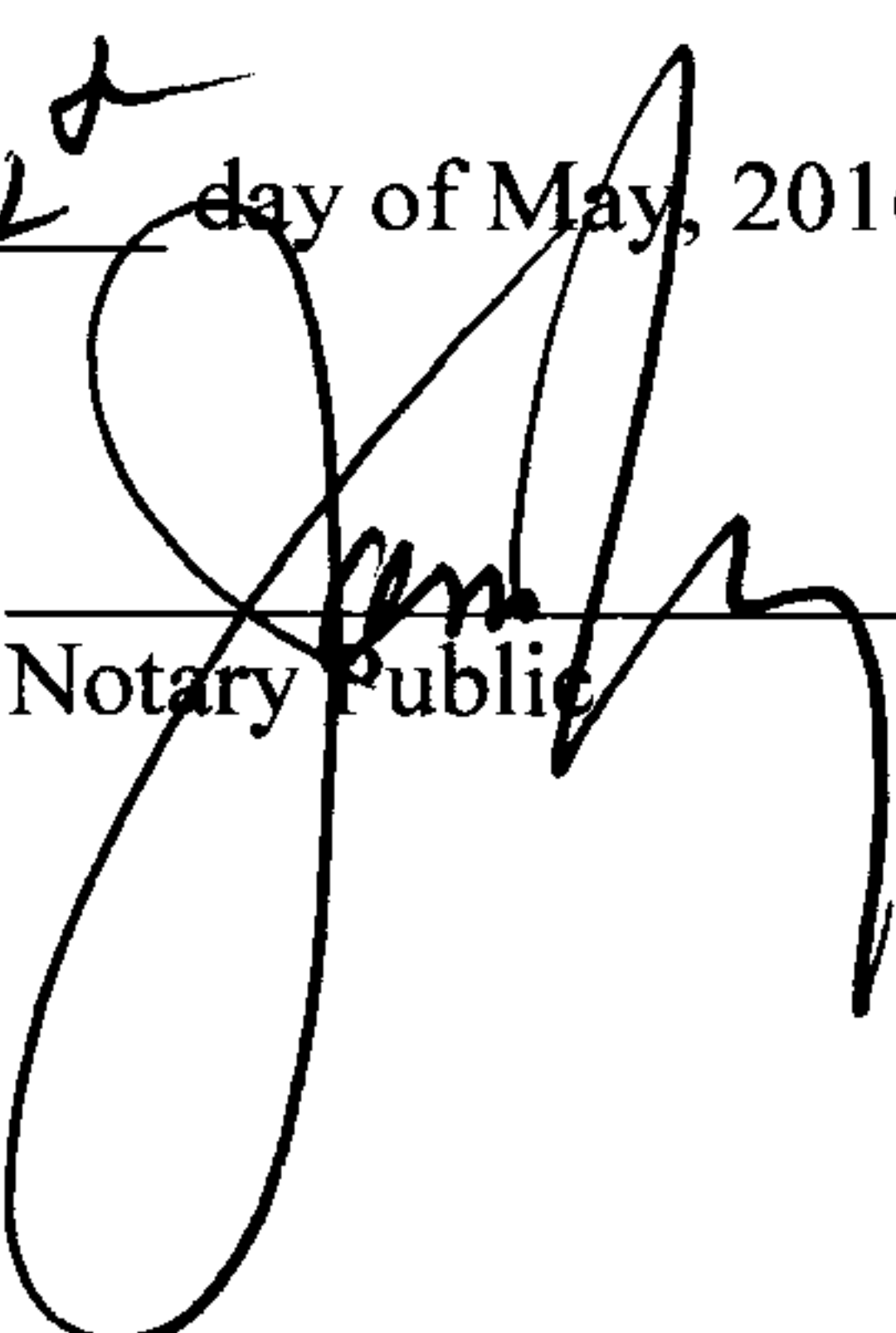
By: 
Billy Neil Peterson
As Elected Designated Signatory

By: 
Nicholas Shawn Posey
As Elected Designated Signatory

By: 
Michele Leigh Scarborough
As Elected Designated Signatory

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Clyde Jenkins, whose name as Trustee Chair of First United Methodist of Alabaster, Inc., an Alabama corporation, 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, in his capacity as Trustee Chair, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of May, 2016.



Notary Public

My Commission Expires: 7/14/2019



20160519000171510 3/5 \$1926.00
Shelby Cnty Judge of Probate, AL
05/19/2016 01:18:42 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Neil Peterson, whose name as Elected Designated Signatory of First United Methodist of Alabaster, Inc., an Alabama corporation, 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, in his capacity as Elected Designated Signatory, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of May, 2016.

My Commission Expires: 7/14/2019

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicholas Shawn Posey, whose name as Elected Designated Signatory of First United Methodist of Alabaster, Inc., an Alabama corporation, 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, in his capacity as Elected Designated Signatory, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of May, 2016.

My Commission Expires: 7/14/2019

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michele Leigh Scarborough, whose name as Elected Designated Signatory of First United Methodist of Alabaster, Inc., an Alabama corporation, 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, she, in her capacity as Elected Designated Signatory, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of May, 2016.

My Commission Expires: 7/24/2019

Notary Public



20160519000171510 4/5 \$1926.00
Shelby Cnty Judge of Probate, AL
05/19/2016 01:18:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name First United Methodist of
Mailing Address Alabaster, Inc.
10903 AL-119
Alabaster, AL 35007

Grantee's Name M. E. BUCKELEW, LLC
Mailing Address P. O. Box 465
Chelsea, AL 35043

Property Address Lots 1 & 3, MB 42, Page 27
Market Center Drive
Alabaster, Shelby County, AL 35007

Date of Sale May 12, 2016
Total Purchase Price \$ 1,900,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20160519000171510 5/5 \$1926.00
Shelby Cnty Judge of Probate, AL
05/19/2016 01:18:42 PM FILED/CERT

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 May 12, 2016

Print Elbert J. Buckelew, Sole Member of M. E. BUCKELEW, LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1