


THIS INSTRUMENT PREPARED BY:
ROBERT O. BURTON, ATTORNEY AT LAW
341 SOUTH CHESTNUT STREET
PRATTVILLE, ALABAMA 36067
PH: (334) 365-2686
FILE#2016-126

SEND TAX NOTICE TO:
CITY OF CALERA, ALABAMA
10947 HWY 25
CALERA, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY


20160729000267350 1/8 \$37.00
Shelby Cnty Judge of Probate, AL
07/29/2016 12:40:02 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Million and No/100 Dollars (\$2,000,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **ROLLING HILLS CONFERENCE CENTER, INC., An Alabama NonProfit Corporation, and ROLLING HILLS RV PARK, INC., An Alabama Corporation**, which has an address of 521 Hwy. 304, Calera, Alabama 35040 (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **CITY OF CALERA, ALABAMA**, which has an address of 10947 Hwy. 25, Calera, Alabama 35040 (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See “Exhibit A,” which is attached hereto and incorporated herein by reference.

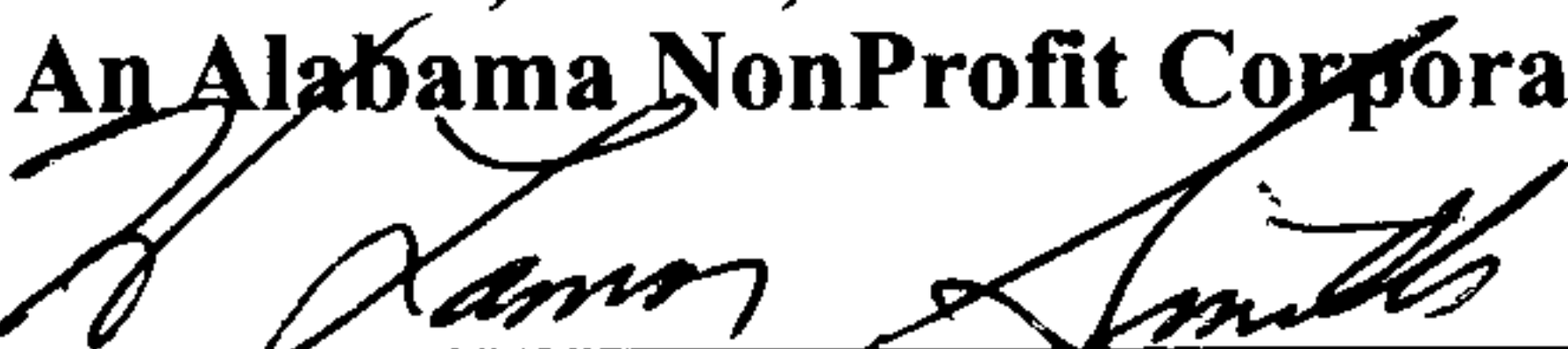
This conveyance is made subject to restrictions, reservations, rights of way, and easements appearing of record which affect said property.


The undersigned hereby represent, certify, and warrant that the attached Corporate Resolutions authorize them to execute this Deed for and on behalf of the Corporations named herein. See “Exhibit B,” “Exhibit C,” “Exhibit D,” and “Exhibit E,” which are attached hereto and incorporated herein by reference.

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

And they do for themselves and their successors and assigns covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, H. LAMAR SMITH, as Chairman of the Board of **ROLLING HILLS CONFERENCE CENTER, INC., An Alabama NonProfit Corporation, and ROLLING HILLS RV PARK, INC., An Alabama Corporation**, has hereunto set its hand and seal this the 20th day of JULY, 2016, with full authority for and as the act of the above-named Corporations.

**ROLLING HILLS CONFERENCE CENTER, INC.,
An Alabama NonProfit Corporation**

H. LAMAR SMITH
Its Chairman of the Board

**ROLLING HILLS RV PARK, INC.,
An Alabama Corporation**

H. LAMAR SMITH
Its Chairman of the Board

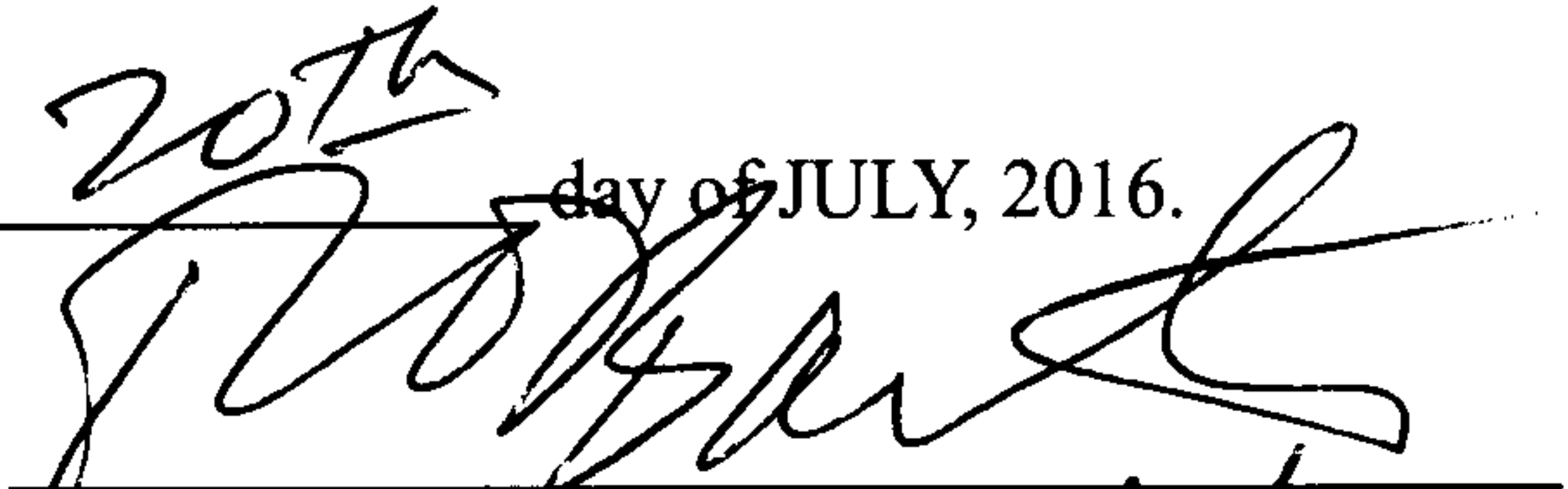
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H. LAMAR SMITH**, whose name is signed to the foregoing document as Chairman of the Board, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he, as such officer, executed the same voluntarily and with full authority on the day the same bears date.


Given under my hand and official seal this 20th day of JULY, 2016.

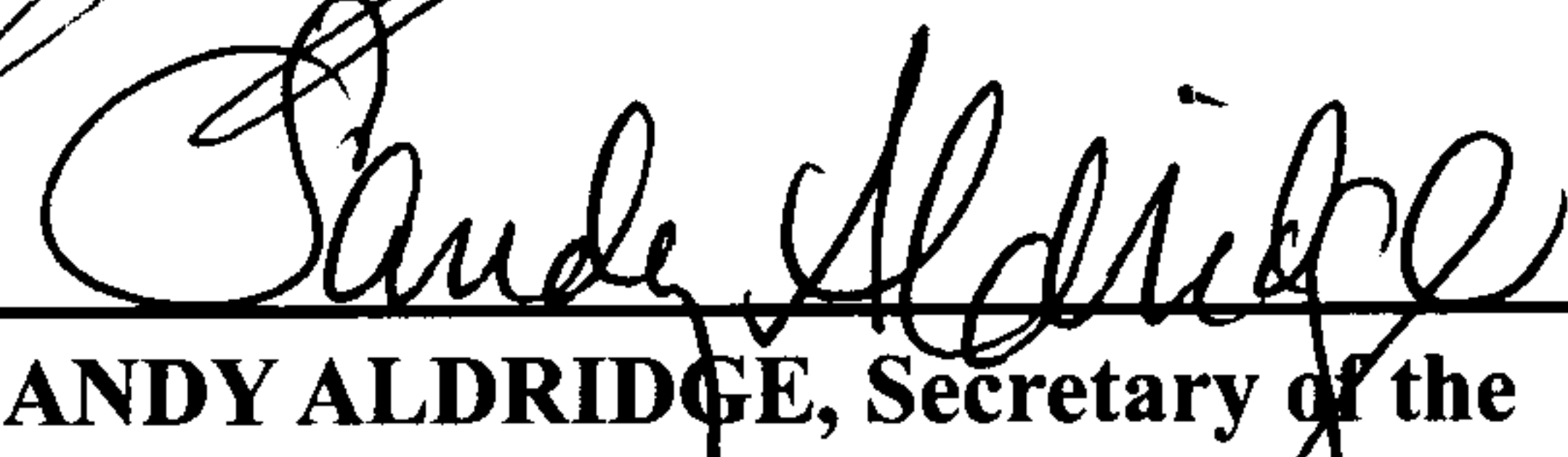
SEAL


NOTARY PUBLIC
My Commission expires: 6/3/20

Executed also with full authority by the officers named below for and as the act of the Alabama North District Church of the Nazarene, an Alabama NonProfit Corporation, in the capacities stated below, on this 20th day of July, 2016.

**ALABAMA NORTH DISTRICT CHURCH
OF THE NAZARENE
An Alabama NonProfit Corporation**

By: 
GREG STORY, District Superintendent

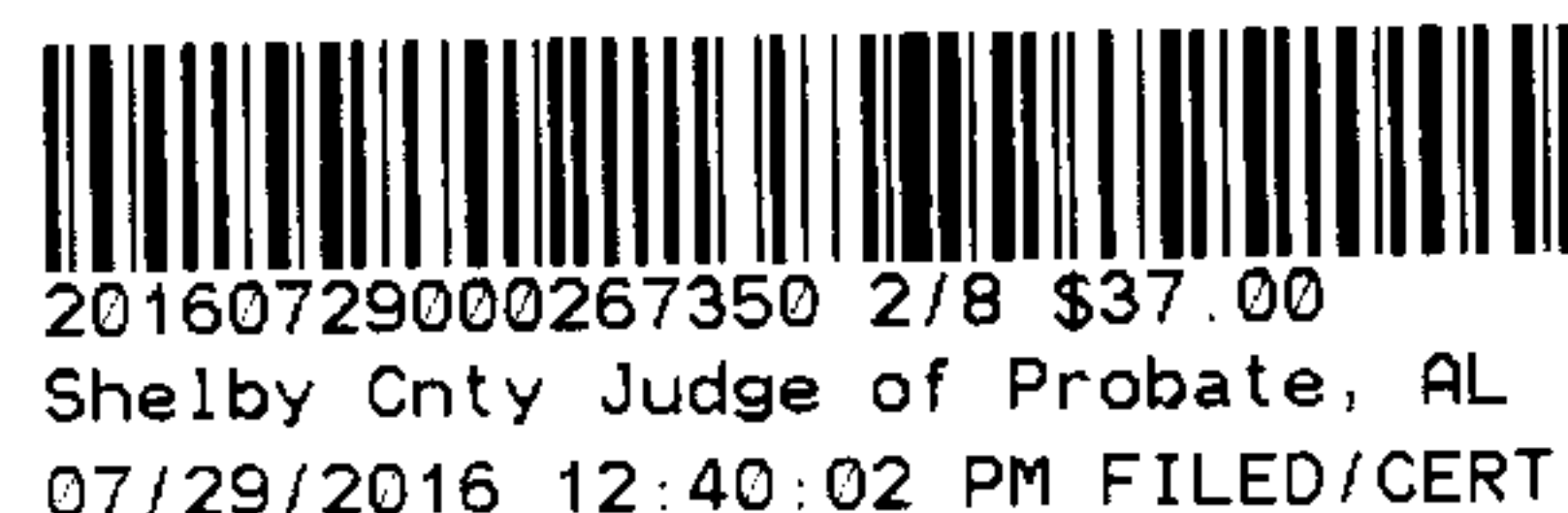
By: 
**SANDY ALDRIDGE, Secretary of the
Advisory Board of Said Corporation**

Executed also with full authority by the officers named below for and as the act of the Alabama South District Church of the Nazarene, an Alabama NonProfit Corporation, in the capacities stated below, on this 20th day of July, 2016.

**ALABAMA SOUTH DISTRICT CHURCH
OF THE NAZARENE
An Alabama NonProfit Corporation**

By: 
JIMMY L. HORTON, Treasurer

By: 
**M. BRIAN AARON, Secretary of the
Advisory Board of Said Corporation**



STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GREG STORY, SANDY ALDRIDGE, JIMMY L. HORTON, and M. BRIAN AARON, whose names are signed to the Instrument above as respective officers of the respective entities above, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Instrument, they, as such officers and with full authority, executed the same voluntarily for and as the acts of said corporations, on the day the same bears date.

GIVEN under my hand and official seal this 20th day of July, 2016.

SEAL

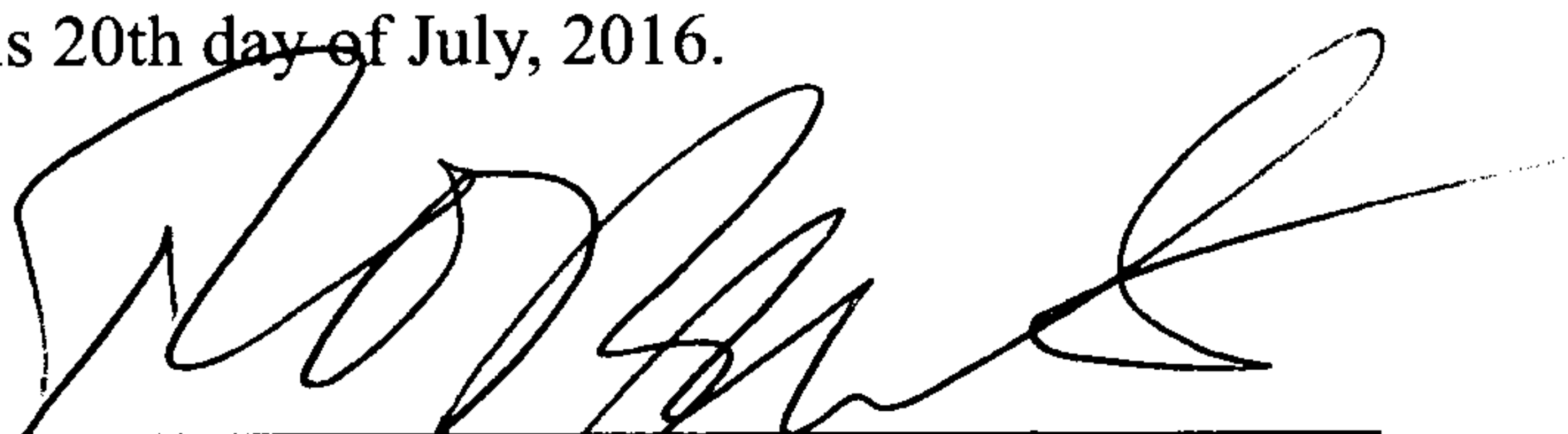

NOTARY PUBLIC
My Commission expires: 6/3/20

EXHIBIT A

Part of the W 1/2 of the SW 1/4 of Section 3 and part of the E 1/2 of the SE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 3 and run thence Northwardly along the East line thereof and along the East line of the NW 1/4 of the SW 1/4 of said Section 3 feet a distance of 2672.50 feet to the Northeast corner of last said quarter-quarter section; thence turn 88 degrees 32 minutes 41 seconds left and run Westwardly along the North line of last said quarter-quarter section 1292.31 feet to the Northwest corner of last said quarter-quarter section; thence turn 90 degrees 49 minutes 21 seconds left and run Southwardly along the West line of last said quarter-quarter section 558.71 feet; thence turn 37 degrees 10 minutes right and run Southwestwardly 349.0 feet; thence turn 3 degrees 54 minutes right and continue Southwestwardly 283.75 feet; thence turn 29 degrees 18 minutes left and run Southwestwardly 121.90 feet; thence turn 110 degrees 08 minutes left and run Southeastwardly 320.10 feet; thence turn 28 degrees 40 minutes right and run Southeastwardly 119.34 feet to a point on the West line of last said quarter-quarter section; thence turn 89 degrees 42 minutes right and run Southwestwardly along last said quarter-quarter section line 180.34 feet to the Southwest corner of last said quarter-quarter section; thence turn 39 degrees 27 minutes right and run Southwestwardly 387.66 feet to a point on the Northeastly right of way line of County Road No. 304, said point lying on a curve having a radius of 598.92 feet; thence turn left 90 degrees to tangent and run Southeastwardly along the arc of said curve, as it curves to the right and along said right of way line 451.20 feet to the end of said curve; thence turn from tangent of said curve 90 degrees left and run Northeastwardly 15.0 feet; thence turn 90 degrees right and run Southeastwardly 656.52 feet to a point on the South line of the SW 1/4 of the SW 1/4 of said Section 3; thence turn 81 degrees 31 minutes 03 seconds left and run Eastwardly along last said quarter-quarter section line 1255.56 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Begin at the NE corner of the NW 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West; then run N 89 degrees 39 minutes 31 seconds W along the North line of said 1/4 - 1/4 section for 1355.46 feet to NW corner of said 1/4 - 1/4 section; thence run S 00 degrees 17 minutes 12 seconds W along the West line of said 1/4 - 1/4 section for 50.00 feet; thence run S 89 degrees 39 minutes 31 seconds E for 359.38 feet; thence run S 66 degrees 43 minutes 26 seconds E for 149.81 feet; thence run S 89 degrees 39 minutes 31 seconds E for 726.59 feet; thence run S 54 degrees 38 minutes 25 seconds E for 159.65 feet; thence run N 01 degrees 04 minutes 24 seconds for 200 feet to the POINT OF BEGINNING.




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EXHIBIT B

Resolution On Sale of Rolling Hills Camp

In a meeting of the Camp Board of Rolling Hills Camp, held on February 20, 2016 at the camp, the Camp Board took the following action:

Be it resolved that, in view of the present and recent financial situation of the camp, we the Camp Board of Rolling Hills Camp and Rolling Hills RV Park, located at Calera, Alabama, recommend to the District Advisory Boards of the Alabama North and the Alabama South Districts of the Church of the Nazarene, that Rolling Hills Camp and Rolling Hills RV Park be put on the market for sale. The price and terms shall be determined by these two boards.


H. Lamar Smith

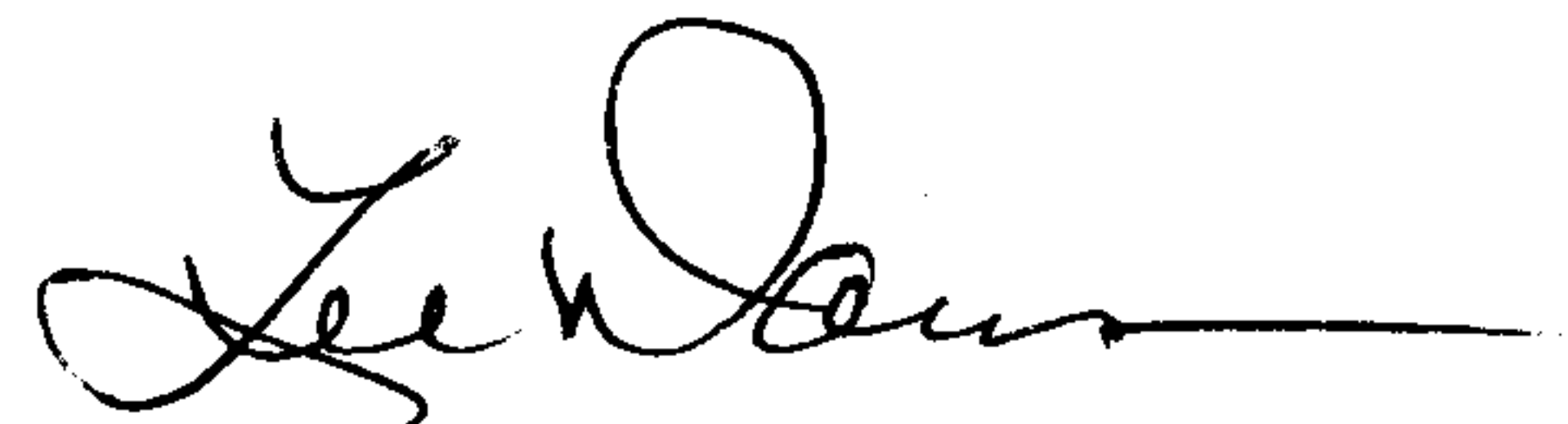
Chairman of Camp Board
Rolling Hills Camp & RV Park

2-20-2016

Date

Lee Davis

Secretary of the Camp Board
Rolling Hills Camp & RV Park



2-20-2016

Date

EXHIBIT C

Resolution On Sale of Rolling Hills Camp

Whereas there is a contract offer to buy Rolling Hills Camp by the City of Calera, Alabama, and

Whereas the City of Calera has offered Alabama North and Alabama South Districts \$2,000,000 for Rolling Hills Camp, with a \$250,000 downpayment, and the two districts holding a Promissory Note and Mortgage from Purchaser for \$1,750,000. And that payments shall be made electronically on dates designated by Seller for Fifteen (15) years with two percent (2%) interest annually.

Be it resolved that Alabama North District Advisory Board go on record as approving this contract.

And be it further resolved that H. Lamar Smith, Chairman of the Rolling Hills Camp Board, and Chairman of Rolling Hills RV Park Board, be authorized by both the Alabama North and Alabama South District Advisory Boards to sign this contract on their behalf.

H. Lamar Smith

May 8, 2016

**Chairman of Advisory Board
Alabama North District Church of the Nazarene**

Date

Sandy Aldridge

May 8, 2016

**Secretary of the Advisory Board
Alabama North District Church of the Nazarene**

Date



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EXHIBIT D

Resolution On the Sale of Rolling Hills Camp

Whereas there is a contract offer to buy Rolling Hills Camp by the City of Calera, Alabama, and

Whereas the City of Calera has offered Alabama North and Alabama South Districts \$2,000,000 for Rolling Hills Camp, with a \$250,000 down payment, and the two districts holding a Promissory Note and Mortgage from Purchaser for \$1,750,000. And those payments shall be made electronically on dates designated by Seller for Fifteen (15) years with two percent (2%) interest annually.

Be it resolved that the Alabama South District Advisory Board go on record as approving this contract.

And be it further resolved that H. Lamar Smith, Chairman of the Rolling Hills Camp Board, and Chairman of Rolling Hills RV Park Board, be authorized by both the Alabama North and Alabama South District Advisory Boards to sign this contract on their behalf.

Mark Berry
Chairman of Alabama South District Advisory Board

May 7, 2016
Date

M. Berry
Secretary of Alabama South District Advisory Board

May 7, 2016
Date



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EXHIBIT E



Alabama South District Church of the Nazarene

Dr. Mark D. Berry, District Superintendent
P. O. Box 680898, Prattville, AL 36068 ♦ 334.365.3188 ♦ FAX: 334.380.4525

July 8, 2016

To Whom It May Concern:

A motion was made, seconded and approved for Mr. Jimmy L. Horton, Alabama South District Treasurer, to sign all documents pertaining to the sale of the Rolling Hills Camp & RV Park in place of Dr. Mark Berry, Alabama South District Superintendent. Dr. Berry will be out of town so Mr. Horton will be signing in place of Dr. Berry. This action was taken via electronic means on July 8, 2016.

Respectfully submitted,

M. Brian Aaron
District Advisory Board Secretary
Alabama South District
Church of the Nazarene
Phone (251) 377-7642
Email: brianaron1@hotmail.com



20160729000267350 7/8 \$37.00
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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

Rolling Hills Conference Center, Inc., and

Grantor's Name Rolling Hills RV Park, Inc
Mailing Address 521 Hwy 304
Calera, AL 35040

Grantee's Name City of Calera, Alabama
Mailing Address 10947 Hwy 25
Calera, AL 35040

Property Address Acreage in Sect 3 & 4 T22.
R 2W
Calera, AL 35040
Shelby County, Alabama

Date of Sale 7-20-10
Total Purchase Price \$ 2,000,000.00
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 7-20-10

Print Robert O. Burton, P.C.

Sign BY: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

President

Form RT-1

Unattested



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