

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
M&R Properties LLC
2005 Hwy 26
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY FIVE THOUAND EIGHT HUNDRED SEVENTY FIVE DOLLARS and 79/00 (\$145,875.79)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Lighthouse of Praise, an Alabama Nonprofit Corporation FKA, The Christian Lighthouse Church** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **M & R Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

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 8th day of December, 2016.

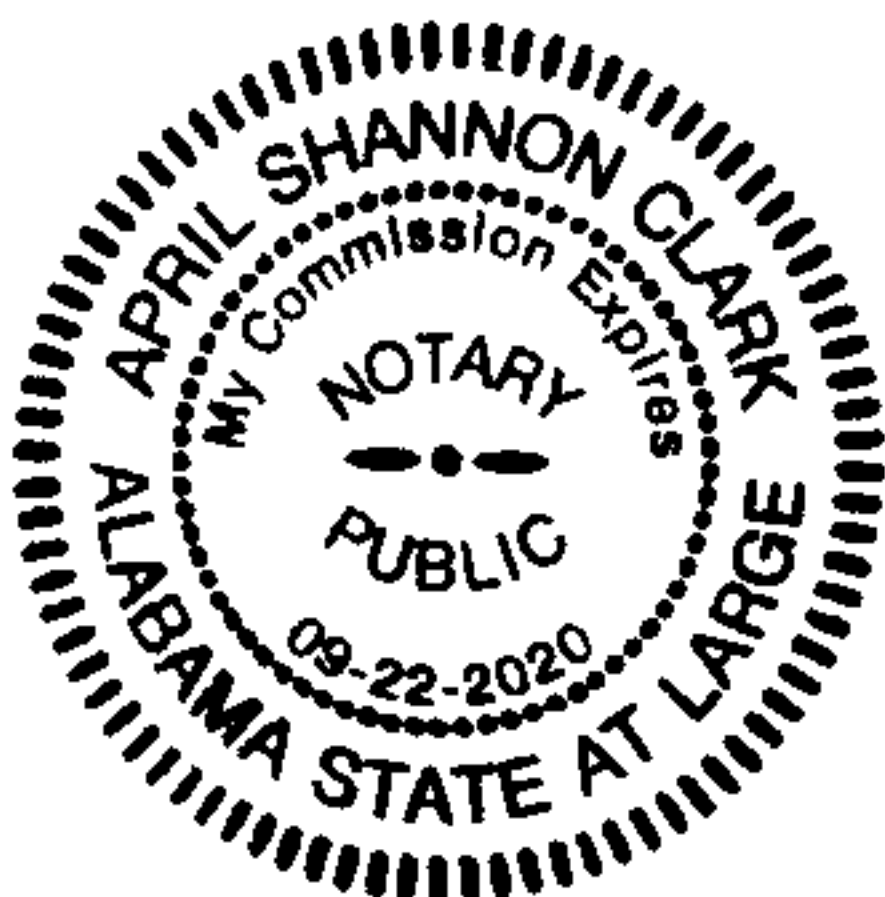
Bobby McFarland Executive Pastor
**The Lighthouse of Praise, an Alabama
Nonprofit Corporation FKA
The Christian Lighthouse Church
By: Bobby McFarland, Executive Pastor**

Shelby County, AL 12/16/2016
State of Alabama
Deed Tax: \$146.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that The Lighthouse of Praise, An Alabama Nonprofit Corporation FKA The Christian Lighthouse Church, by Bobby McFarland as Executive Pastor, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2016.



April Clark
Notary Public
My Commission Expires: 9/22/2020

20161216000458620 1/5 \$173.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Legal Description of Property

PARCEL I:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 West, and in a portion of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South along the West line of Section 7 for a distance of 156.00 feet (survey) to the POINT OF BEGINNING; thence turn a deflection angle to the left of 90°00'00" and leaving said section line run in an Easterly direction for a distance of 200.00 feet; thence turn a deflection angle to the right of 90°00'00" and run in a Southerly direction for a distance of 404.69 feet; thence turn a deflection angle to the right of 52°36' 41" and run in a Southwesterly direction for a distance of 251.72 feet to the aforementioned section line; thence turn a deflection angle to the right of 40°56'54" and run in a Westerly direction for a distance of 69.97 feet; thence turn a deflection angle to the right of 40°49'43" (40°54' survey) and run in a Northwesterly direction for a distance of 299.66 feet (299.78 feet survey); thence turn a deflection angle to the right of 85°11'11" (85°10' survey) and run in a Northeasterly direction for a distance of 445.74 feet (445.68 feet survey), to the Point of Beginning.




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Exhibit B

(Exceptions)

1. Agreement dated September 6, 1991 by Alabama Power Company and Dravo Lime Company recorded in Real Book 368, page 609 in the Office of the Judge of Probate of Shelby County, Alabama. (NW ¼ of SW ¼ of Sec 7)
2. Right-of-way to Louisville and Nashville Railroad Company as recorded in Deed Book 18, page 306 in said Probate Office. (As to Section 7)
3. Right-of-way to South and North Alabama Railroad Company as recorded in Deed Book 41, page 52 in said Probate Office. (As to Section 7)
4. Pipe line permit to Southern Natural Gas Corporation recorded in Deed Book 90, page 287 in said Probate Office. (As to Section 7)
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, page 97; Deed Book 103, page 57; Deed Book 103, page 486; Deed Book 127, page 305; Deed Book 141, page 417; Deed Book 169, page 328; Deed Book 129, page 40; Deed Book 142, page 569 and Real Record 315, page 456 in said Probate Office. (As to Section 7)
6. Easement in favor of Alabama Water & Gas Board as recorded in Real Volume 227, page 296 in said Probate Office.
7. Right-of-way granted Alabama Power Company recorded in Deed Book 297, page 384; Deed Book 297, page 386 and Deed Book 297, page 388 and Deed Book 242, page 471 in said Probate Office. (As to Section 7)
8. Rights of non-exclusive easements and profits previously conveyed by S.I. Lime Company to Southern Industries Corporation recorded in Deed Book 293, page 596 in said Probate Office.
9. Transmission line permit to Alabama Power Company as recorded in Real Record 368, page 609 in said Probate Office.
10. Agreement with Alabama Power Company as recorded in Real Record 368, page 609 in said Probate Office.
11. Easement agreement with Southern Natural Gas Co. as recorded in Real Record 199, page 356 and Real Record 218, page 78 in said Probate Office.


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12. Materials option to State of Alabama as recorded in Deed Book 244, page 880 in said Probate Office.
13. Agreement for domestic water line easement between Dravo Lime Company and Enviro Build, Inc. as recorded under Instrument Number 1997-05055 in said Probate Office.
14. Less and except any part of subject property lying within the bounds of roads.
15. Agreement for domestic water line easement as recorded under Instrument Number 1999-38698 and assignment pertaining thereto as recorded under Instrument Number 2000-00695 in said Probate Office.
16. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages in said Probate Office.
17. Right-of-way to South Central Bell Telephone Company as recorded in Deed Book 267, page 253 in said Probate Office.
18. Rights and conditions as contained in that certain deed to Dravo Lime Condition as recorded in Instrument Number 1996-22879 in said Probate Office.


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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

Grantor's Name The Lighthouse of Praise
Mailing Address P.O. Box 1713
Alabaster, AL 35007

Grantee's Name MaR Properties, LLC
Mailing Address 8085 Hwy 26
Columbiana, AL 35051

Property Address Parcel 1
565 Old Hwy 31
Alabaster, AL 35007

Date of Sale 12-8-16
Total Purchase Price \$ 145,875.79
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 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 12-8-16

Print Mike T. Atchison

AC
Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

