

This instrument was prepared by:
Jason E. Spinks
3360 Davey Allison Blvd
Hueytown, Al 35023

Send Tax Notice to: Chelsea Highland, LLC
3360 Davey Allison Blvd
Hueytown, Al 35023

WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS and 00/100 (\$325,000.00), to the undersigned Grantors, To Preach The Gospel, Inc., (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Chelsea Highlands, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama,; to wit;

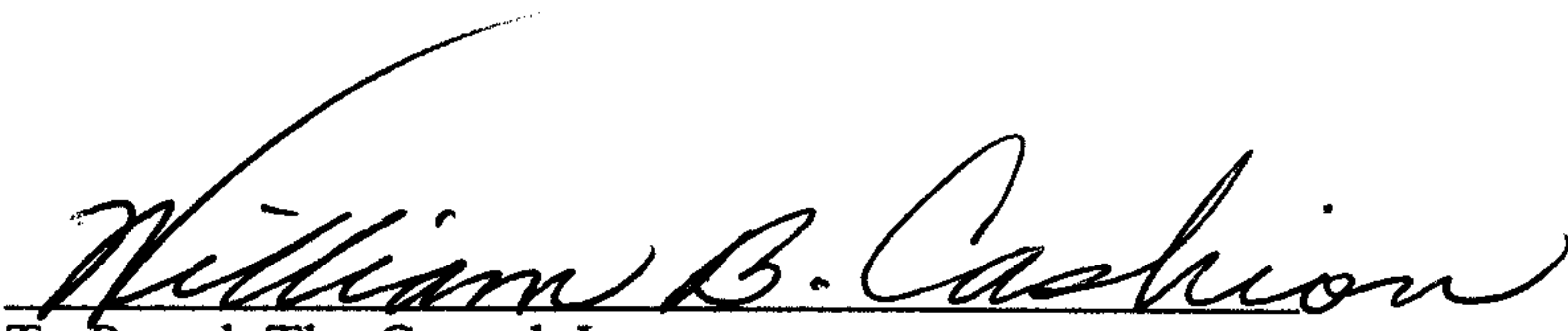
See attached Exhibit "A"

This property does not constitute the homestead of the Grantor.

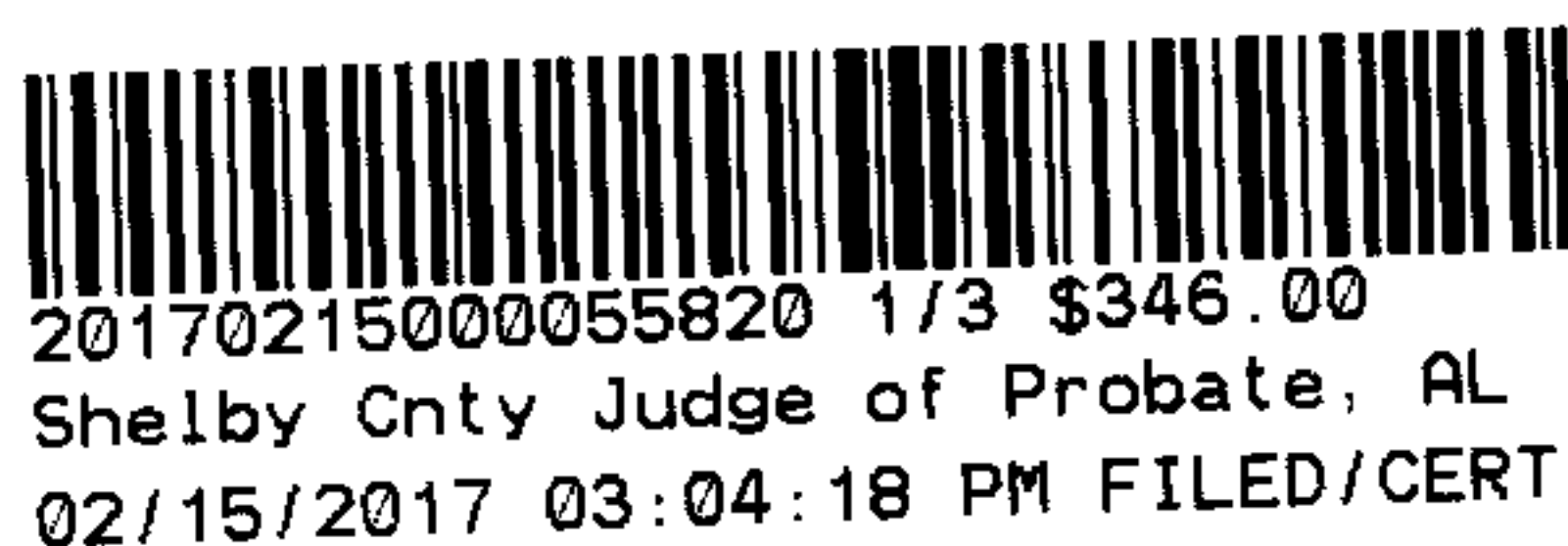
TO HAVE AND TO HOLD Unto the said Grantees, his/her heirs and assigns, forever with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this the ____th day of February , 2017.



To Preach The Gospel, Inc.
William B. Cashion, President
GRANTOR

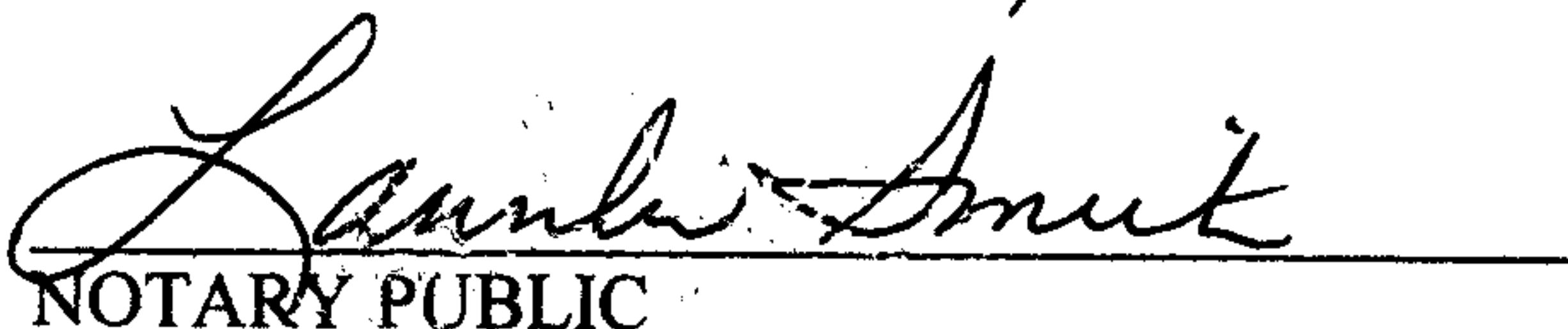


Shelby County, AL 02/15/2017
State of Alabama
Deed Tax: \$325.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Cashion personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in their authorized capacity, and that by their signature on the instrument the person, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 15th day of February, 2017.



NOTARY PUBLIC

My Commission expires
AFFIX SEAL

MY COMMISSION EXPIRES
JUNE 15, 2019

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the Northwest Quarter, Northeast Quarter, and Southwest Quarter of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 6, Township 20 South, Range 1 East, said point being the point of beginning; thence North 87 degrees 34 minutes 20 seconds West, a distance of 1,310.51 feet; thence North 0 degrees 47 minutes 15 seconds East, a distance of 123.35 feet to point lying on the easterly right of way of County Hwy #32 to the point of a curve of a non tangent curve to the right having a radius of 483.11 feet a central angle of 04 degrees 15 minutes 21 seconds and subtended by a chord which bears North 43 degrees 54 minutes 34 seconds East a chord distance of 35.88 feet. thence along said curve a distance of 35.88 feet; thence North 46 degrees 02 minutes 14 seconds East, a distance of 571.82 feet to a point of curve to the left having a radius of 516.89 feet and a central angle of 07 degrees 31 minutes 13 seconds and subtended by a chord which bears North 42 degrees 16 minutes 38 seconds East a chord distance of 67.79 feet; thence northeasterly along the arc a distance of 67.84 feet; thence North 40 degrees 02 minutes 42 seconds East, a distance of 569.13 feet to a point of curve to the left having a radius of 516.89 feet and a central angle of 13 degrees 45 minutes 43 seconds and subtended by a chord which bears North 33 degrees 09 minutes 51 seconds East a chord distance of 123.85 feet; thence northeasterly along the arc a distance of 124.15 feet; thence North 26 degrees 16 minutes 59 seconds East, a distance of 100.77 feet to a point of curve to the right having a radius of 483.11 feet and a central angle of 10 degrees 18 minutes 22 seconds and subtended by a chord which bears North 31 degrees 28 minutes 10 seconds East a chord distance of 86.78 feet; thence northeasterly along the arc a distance of 86.90 feet to a point lying in the branch of Yellow Leaf Creek, thence South 42 degrees 00 minutes 09 seconds East leaving said right of way and along said creek a distance of 106.93 feet; thence South 02 degrees 32 minutes 48 seconds East, a distance of 103.36 feet; thence South 53 degrees 53 minutes 06 seconds West, a distance of 96.05; thence South 03 degrees 44 minutes 26 seconds West, a distance of 41.59 feet; thence South 24 degrees 17 minutes 59 seconds East, a distance of 71.30 feet; thence South 32 degrees 54 minutes 36 seconds East, a distance of 61.60 feet; thence South 33 degrees 45 minutes 59 seconds West, a distance of 52.79 feet; thence South 31 degrees 29 minutes 30 seconds East, a distance of 74.60 feet; thence South 11 degrees 40 minutes 07 seconds East, a distance of 64.24 feet; thence South 08 degrees 55 minutes 56 seconds East, a distance of 78.91 feet; thence South 35 degrees 05 minutes 09 seconds West, a distance of 19.45 feet; thence South 01 degrees 37 minutes 57 seconds West, a distance of 19.61 feet; thence South 33 degrees 20 minutes 20 seconds East, a distance of 32.55 feet; thence South 14 degrees 36 minutes 48 seconds East, a distance of 38.86 feet; thence South 46 degrees 04 minutes 58 seconds East, a distance of 28.93 feet; thence South 17 degrees 04 minutes 49 seconds East, a distance of 65.31 feet; thence South 58 degrees 20 minutes 38 seconds East, a distance of 27.92 feet; thence South 37 degrees 07 minutes 19 seconds East, a distance of 112.07 feet; thence South 50 degrees 12 minutes 47 seconds East, a distance of 82.14 feet; thence South 45 degrees 30 minutes 29 seconds East, a distance of 29.38 feet; thence South 83 degrees 37 minutes 48 seconds East, a distance of 45.35 feet; thence North 84 degrees 17 minutes 19 seconds East, a distance of 84.14 feet; thence South 85 degrees 28 minutes 06 seconds East, a distance of 19.16 feet; thence South 54 degrees 32 minutes 53 seconds East, a distance of 43.32 feet; thence North 37 degrees 23 minutes 57 seconds East, a distance of 21.45 feet; thence North 16 degrees 25 minutes 22 seconds West, a distance of 31.18 feet; thence North 74 degrees 57 minutes 04 seconds East, a distance of 17.81 feet; thence South 60 degrees 16 minutes 24 seconds East, a distance of 41.58 feet; thence South 82 degrees 45 minutes 27 seconds East, a distance of 37.44 feet; thence South 87 degrees 26 minutes 14 seconds East, a distance of 45.49 feet; thence South 34 degrees 24 minutes 48 seconds East, a distance of 36.15 feet; thence South 14 degrees 30 minutes 40 seconds East, a distance of 35.72 feet; thence South 29 degrees 17 minutes 58 seconds East, a distance of 30.51 feet; thence South 62 degrees 21 minutes 40 seconds East, a distance of 51.84 feet; thence South 39 degrees 21 minutes 01 seconds East, a distance of 35.34 feet; thence South 10 degrees 38 minutes 03 seconds East, a distance of 112.64 feet; thence South 00 degrees 13 minutes 57 seconds West, a distance of 46.55 feet; thence South 45 degrees 11 minutes 09 seconds East, a distance of 18.08 feet; thence North 58 degrees 41 minutes 24 seconds East, a distance of 18.08 feet; thence South 51 degrees 05 minutes 50 seconds East, a distance of 39.92 feet; thence South 28 degrees 33 minutes 59 seconds East, a distance of 27.26 feet; thence South 58 degrees 55 minutes 10 seconds East, a distance of 59.92 feet; thence South 09 degrees 41 minutes 58 seconds East, a distance of 45.59 feet; thence South 39 degrees 39 minutes 22 seconds East, a distance of 30.91 feet; thence South 65 degrees 32 minutes 35 seconds East, a distance of 53.52 feet; thence South 58 degrees 35 minutes 04 seconds East, a distance of 45.59 feet; thence South 39 degrees 39 minutes 22 seconds East, a distance of 30.91 feet; thence South 65 degrees 32 minutes 35 seconds East, a distance of 53.52 feet; thence South 58 degrees 35 minutes 04 seconds East, a distance of 29.78 feet; thence South 10 degrees 12 minutes 40 seconds East, a distance of 22.54 feet; thence South 53 degrees 54 minutes 08 seconds East, a distance of 33.79 feet; thence South 24 degrees 29 minutes 49 seconds West, a distance of 28.29 feet; thence South 32 degrees 43 minutes 14 seconds East, a distance of 18.56 feet; thence South 70 degrees 40 minutes 02 seconds East, a distance of 60.09 feet; thence South 26 degrees 01 minutes 42 seconds West, a distance of 60.19 feet; thence South 13 degrees 23 minutes 41 seconds West, a distance of 35.48 feet; thence South 01 degrees 51 minutes 24 seconds East, a distance of 52.73 feet; thence South 25 degrees 26 minutes 06 seconds East, a distance of 44.48 feet; thence South 05 degrees 25 minutes 21 seconds East, a distance of 101.33 feet; thence South 35 degrees 08 minutes 01 seconds East, a distance of 19.93 feet; thence South 73 degrees 19 minutes 48 seconds East, a distance of 31.41 feet; thence South 00 degrees 40 minutes 01 seconds West, a distance of 82.05 feet; thence South 28 degrees 38 minutes 45 seconds West, a distance of 25.19 feet; thence South 27 degrees 44 minutes 25 seconds East, a distance of 12.49 feet; thence South 55 degrees 38 minutes 26 seconds East, a distance of 34.97 feet; thence South 00 degrees 13 minutes 47 seconds East, a distance of 52.72 feet; thence South 59 degrees 16 minutes 53 seconds West, a distance of 24.06 feet; thence North 85 degrees 52 minutes 00 seconds West, a distance of 40.07 feet; thence South 38 degrees 16 minutes 54 seconds West, a distance of 21.24 feet; thence South 03 degrees 13 minutes 44 seconds West, a distance of 33.27 feet; thence South 17 degrees 36 minutes 34 seconds East, a distance of 56.57 feet; thence South 31 degrees 47 minutes 09 seconds East, a distance of 39.88 feet; thence South 48 degrees 13 minutes 31 seconds East, a distance of 39.88 feet; thence South 31 degrees 28 minutes 41 seconds East, a distance of 43.74 feet; thence South 04 degrees 08 minutes 40 seconds East, a distance of 63.02 feet; thence South 23 degrees 16 minutes 40 seconds East, a distance of 64.21 feet; thence South 48 degrees 58 minutes 14 seconds East, a distance of 43.93 feet; thence South 11 degrees 09 minutes 31 seconds West, a distance of 34.66 feet; thence South 25 degrees 09 minutes 26 seconds East, a distance of 18.06 feet; thence South 60 degrees 46 minutes 49 seconds East, a distance of 70.29 feet; thence South 50 degrees 58 minutes 36 seconds East, a distance of 66.69 feet; thence South 67 degrees 20 minutes 24 seconds East, a distance of 237.23 feet; thence North 88 degrees 56 minutes 00 seconds West, a distance of 1,284.55; thence North 00 degrees 47 minutes 15 seconds East, a distance of 1,327.13 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name To Preach The Gospel, Inc
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Grantee's Name Chelsea Highlands, LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Property Address VACANT

Date of Sale 2/15/17
Total Purchase Price \$ 325,000.00
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 _____

Unattested

(verified by)

Print _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170215000055820 3/3 \$346.00
Shelby Cnty Judge of Probate, AL
02/15/2017 03:04:18 PM FILED/CERT