

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

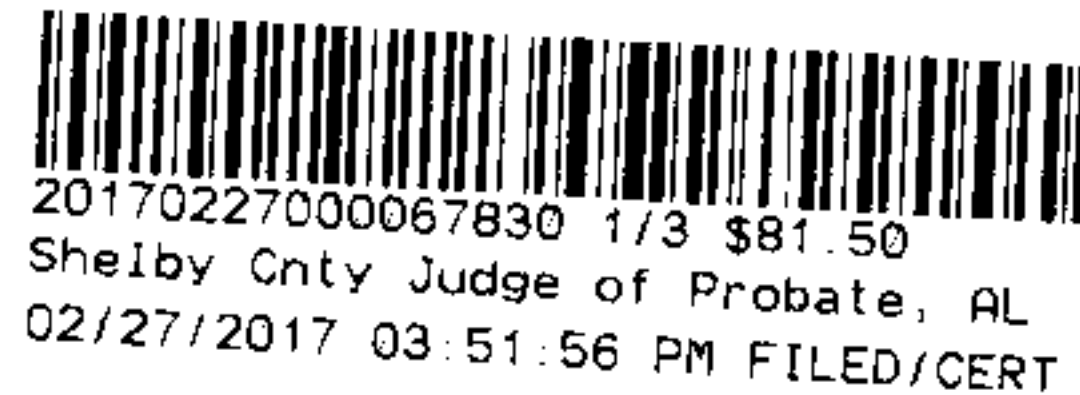
Mt. Signal Cemetery, Inc.

6444 Old Highway 280

Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollars (\$1.00)**, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged,

Mt. Signal Baptist Church, Inc., a corporation
whose mailing address is 7495 Old Highway 280, Sterrett, AL 35147

(herein referred to as GRANTOR) does hereby grant, bargain, sell, and convey unto

Mt. Signal Cemetery, Inc., a corporation
whose mailing address is 6444 Old Highway 280, Sterrett, AL 35147

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is cemetery adjacent to Old Highway 280, Sterrett, AL 35147, to-wit:

Parcel 1:

A part of the NE 1/4 of NE 1/4, Section 25, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SE corner of said 1/4 1/4 Section and run North along East line to the South right of way line of Florida Short Route Highway; thence Westerly along South right of way line of said Highway a distance of 555 feet to point of beginning of tract herein described; thence run South 280 feet; thence run West a distance of 338 feet more or less to a Branch; thence Northwesterly along said branch to its intersection with the South right of way line of the Florida Short Route Highway; thence in an Easterly direction along South right of way line of said Highway a distance of 585 feet to point of beginning.

Parcel 2:

A parcel of land in the SE 1/4 of SE 1/4, Section 24, Township 19, Range 1 West, described as follows:

Commence for point of beginning at SE corner of said SE quarter of SE quarter thence run West along southern boundary of said 1/4 1/4 section a distance of 210 feet to a point; thence turn right and run North a distance of 210'; thence run east 210' to a point on the eastern boundary of said 1/4 1/4 section; thence turn to the right and run to the point of beginning. The above described land is conveyed to grantee herein only for so long as said property is used for church or cemetery purposes.

Parcel 3:

A strip of land 20 feet wide for a road way, which strip of land is immediately West of and adjoining a line described as follows: Begin at the Northeast corner of Section 25, Township 19, Range 1 West, Shelby County, Alabama, and thence run west along the section line 315 feet to point of beginning of said line, thence south 2 degrees east 572 feet to the north margin of the right of way of what is known as the Florida Short Route. The twenty foot strip hereby conveyed lies immediately west of and adjoining said line above defined and described.

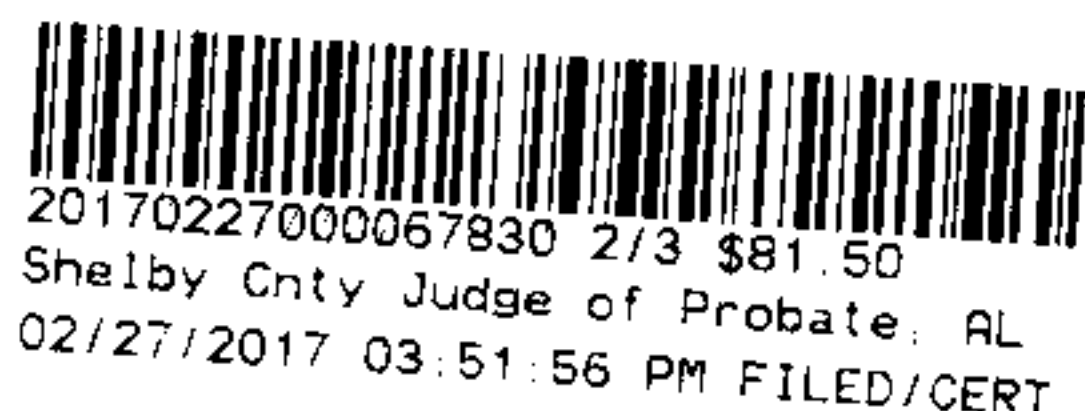
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

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

IN WITNESS WHEREOF, the undersigned hereunto sets hands and seals this 27 day of February, 2017.

MT. SIGNAL BAPTIST CHURCH, INC.,
a corporation



By: Harold Rich (SEAL)
Harold Rich, Trustee

By: Oscar H. Cook, Jr. (SEAL)
Oscar H. Cook, Jr., Trustee

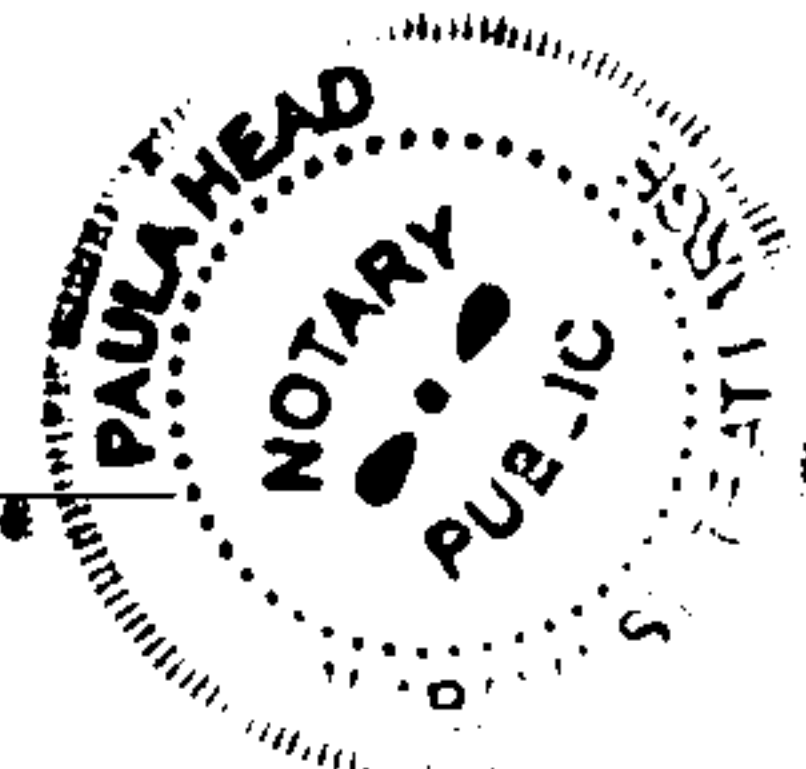
By: Robert Boroughs (SEAL)
Robert Boroughs, Trustee

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Rich, whose name as Trustee of Mt. Signal Baptist Church, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of Mt. Signal Baptist Church, Inc.

Given under my hand and official seal, this the 27 day of February, 2017.

Paula Head
Notary Public

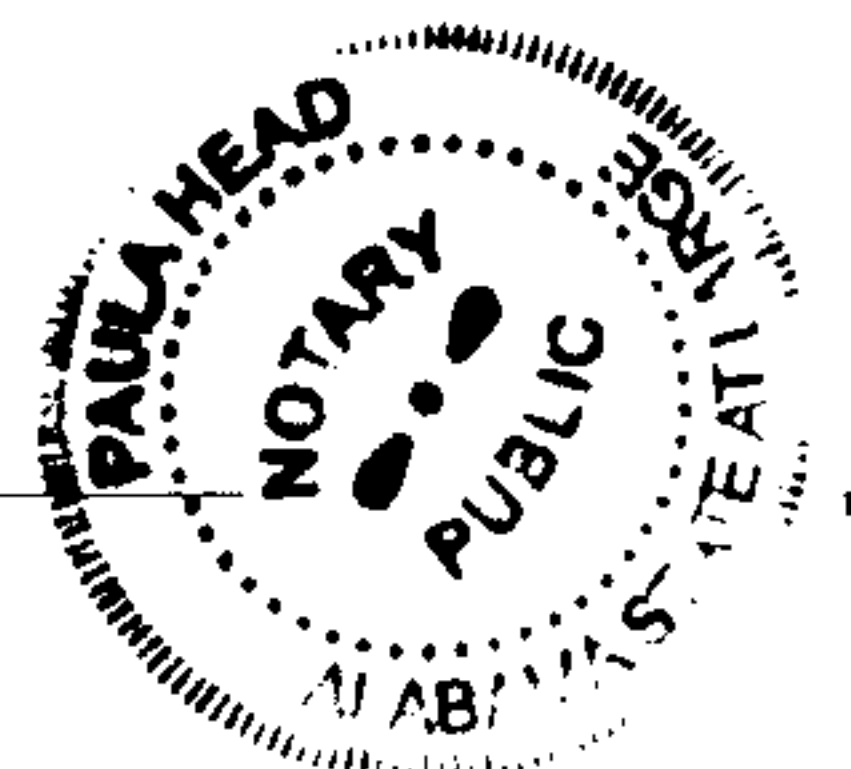


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oscar H. Cook, Jr., whose name as Trustee of Mt. Signal Baptist Church, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of Mt. Signal Baptist Church, Inc.

Given under my hand and official seal, this the 27 day of February, 2017.

Paula Head
Notary Public



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Boroughs, whose name as Trustee of Mt. Signal Baptist Church, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of Mt. Signal Baptist Church, Inc.

Given under my hand and official seal, this the 27 day of February, 2017.

Paula Head
Notary Public

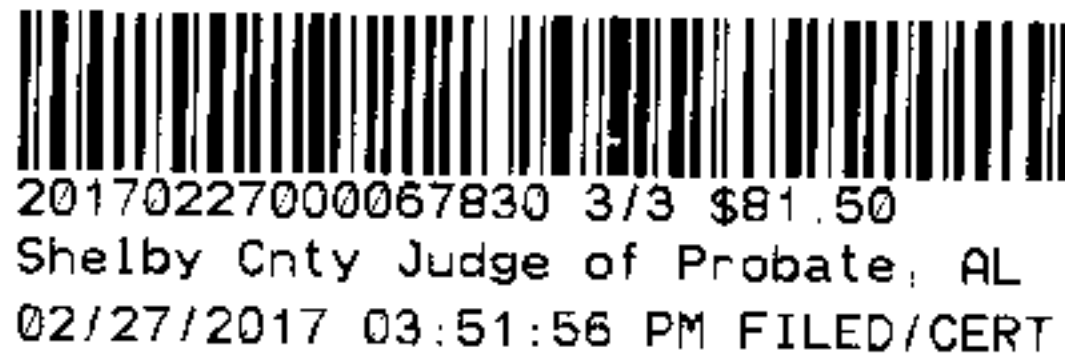


Real Estate Sales Validation Form

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

Grantor's Name Mt. Signal Baptist Church, Inc. Grantee's Name Mt. Signal Cemetery, Inc.
Mailing Address 7495 Old Hwy 280 Mailing Address 6444 Old Hwy 280
Sterrett, AL 35147 Sterrett, AL 35147

Property Address cemetery property adjacent to Date of Sale 02-27-2017
Old Hwy 280 Total Purchase Price \$
Sterrett, AL 35147 or
Actual Value \$
or
Assessor's Market Value \$60,360.00



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 Based on Total Market Value on file in the
☐ Closing Statement Office of the Shelby County Property Tax Commissioner

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 02-27-2017

Print Frank C. Ellis, Jr., Attorney
for Mt. Signal Cemetery, Inc.

☒ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1