

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Folsom Metal Products, Inc.
1449 Court Place
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

20170601000193110

06/01/2017 02:29:03 PM

DEEDS 1/5

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION THREE HUNDRED SEVENTY FIVE THOUSAND and NO/100 (\$1,375,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Covenant Life Church aka Covenant Life Church, Inc., dba Life Church, fka Pelham Christian Fellowship, Inc.**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Folsom Metal Products, Inc.** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of ~~JEFFERSON~~, State of Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein.

Property address: 1449 Court Place, Pelham, AL 35124

Covenant Life Church was previously known as Pelham Christian Fellowship, Inc., and is one and the same entity as Covenant Life Church, Inc., dba Life Church.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$1,332,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever;

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 25 day of May, 2017.

**Covenant Life Church aka Covenant Life Church,
Inc., dba Life Church, fka Pelham Christian
Fellowship, Inc.**

By: **Richard C. Bishop, Jr., President and Senior
Pastor**

STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

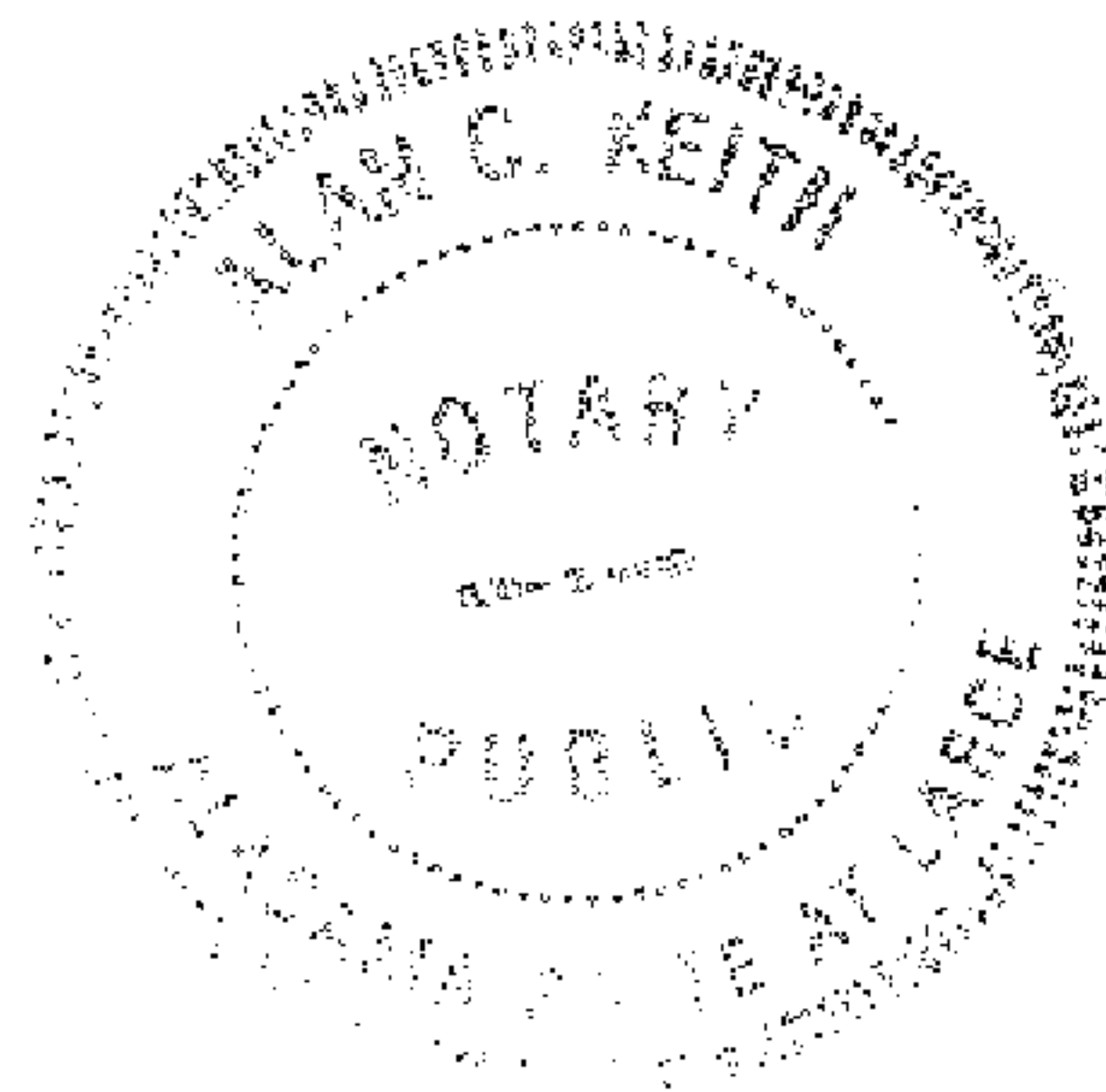
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Richard C. Bishop, Jr.**, whose name as **President and Senior Pastor of Covenant Life Church aka Covenant Life Church, Inc., dba Life Church, fka Pelham Christian Fellowship, Inc.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of May, 2017.



NOTARY PUBLIC

My Commission Expires: March 14, 2020



Parcel I:

A:

Commence at the most southerly corner of Lot 2 of Pelham Industrial Court, as recorded in Map Book 8, Page 23, in the Office of the Judge of Probate in Shelby County Alabama; thence in a Southwesterly direction along the projection of the Southeasterly line of said Lot 2 a distance of 60.00 feet to the point of beginning; thence 90 degrees left in a Southeasterly direction a distance of 159.25 feet to the beginning of a curve to the right, having a radius of 680.41 feet; thence in a Southeasterly direction along said curve a distance of 133.71 feet to the end of said curve; thence in a Southeasterly direction along a line tangent to said curve a distance of 222.42 feet; thence 81 degrees 27 minutes 53 seconds right in a Southwesterly direction a distance of 320.71 feet; thence 2 degrees 51 minutes 58 seconds right in a Southwesterly direction a distance of 140.00 feet; thence 2 degrees 36 minutes 15 seconds right in a Southwesterly direction a distance of 283.89 feet; thence 65 degrees 25 minutes 04 seconds right in a Westerly direction a distance of 505.60 feet; thence 98 degrees 50 minutes 58 seconds right in a northeasterly direction a distance of 847.18 feet; thence 97 degrees 32 minutes 17 seconds right in a Southeasterly direction a distance of 140.91 feet to the point of beginning.

B:

Begin at the most southerly corner of Lot 2 of Pelham Industrial Court, as recorded in Map Book 8, Page 23, in the Office of the Judge of Probate in Shelby County, Alabama; thence in a Southeasterly direction along the projection of the Southwesterly line of said Lot 2, a distance of 159.25 feet to the beginning of a curve to the right, having a radius of 740.41 feet; thence in a Southeasterly direction along said curve a distance of 145.50 feet to the end of said curve; thence in a Southeasterly direction along a line tangent to said curve a distance of 216.89 feet; thence 85 degrees 14 minutes 25 seconds right in a Southwesterly direction a distance of 52.27 feet; thence 3 degrees 46 minutes 32 seconds left in a Southwesterly direction a distance of 8.00 feet; thence 98 degrees 32 minutes 07 seconds right in a Northwesterly direction a distance of 222.42 feet to the beginning of a curve to the left, having a radius of 680.41 feet; thence in a Northwesterly direction along said curve, a distance of 133.71 feet; to the end of said curve; thence in a Northwesterly direction along a line tangent to said curve, a distance of 159.25 feet; thence 90 degrees right in a Northeasterly direction a distance of 60.00 feet to the point of beginning.

C:

A Parcel of land 60 feet in width and being situated in the Northwest Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: From the Southwest corner of said $\frac{1}{4}$ section run in an Easterly direction along the South of same for a distance of 1220.68 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of 81 degrees 09 minutes 02 seconds and run in a Northeasterly direction for a distance of 863.90 feet to a point on a curve to the right in the Southerly right of way line of Court Place, said curve having a radius of 619.71 feet and a central angle of 2 degrees 26 minutes 17 seconds and being concave to the South with a chord of 26.36 feet which forms an interior angle of 83 degrees 40 minutes 51.5 feet with the last call; thence run in an Easterly direction along the arc of said curve in said South right of way line for a distance of 26.37 feet to the end of said curve; thence run in an Easterly direction tangent to said curve and along said right of way line for a distance of 34.09 feet; thence turn an angle to the right of 82 degrees 27 minutes 43 seconds and departing said road right of way run in a Southerly direction for a distance of 847.18 feet to the South line of said $\frac{1}{4}$ section; thence turn an angle to the right of 81 degrees 09 minutes 02 seconds and run in a Westerly direction along said $\frac{1}{4}$ Section line for a distance of 60.72 feet to the point of beginning of the parcel herein described.

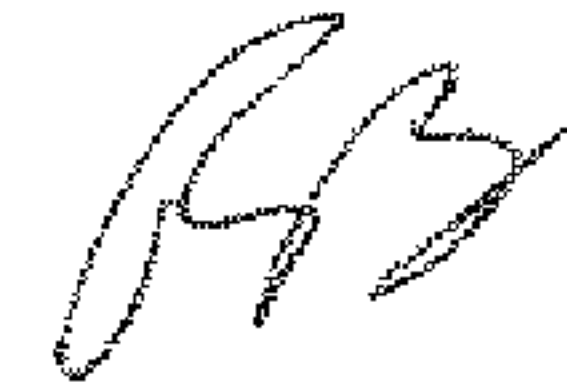
All being situated in Shelby County, Alabama.



Parcel II:

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South 90 degrees 00 minutes 00 seconds East along the South line of said Quarter-Quarter a distance of 1047.40 feet to the point of beginning; thence run North 8 degrees 50 minutes 58 seconds East a distance of 300.01 feet; thence run North 45 degrees 23 minutes 48 seconds West a distance of 102.69 feet; thence run North 8 degrees 50 minutes 58 seconds East a distance of 507.45 feet to a point on the Southerly right of way line of Court Place (based on a 60' R.O.W.); thence run North 88 degrees 53 minutes 15 seconds East along said Southerly Right-Of-Way line a distance of 93.67 feet to the point of curvature of a curve to the right having a central angle of 15 degrees 03 minutes 45 seconds a radius of 619.71 feet; an arc distance of 162.92 feet; thence run along the chord of said curve South 83 degrees 34 minutes 53 seconds East a chord distance of 162.45 feet to a point; thence run South 8 degrees 50 minutes 58 seconds West departing said Southerly right of way line a distance of 863.90 feet to a point on the South line of aid Southwest Quarter of the Northwest Quarter; thence run North 90 degrees 00 minutes 00 seconds West along said Quarter-Quarter line a distance of 173.29 feet to the point of beginning.

Situated in Shelby County, Alabama.

A handwritten signature in black ink, appearing to be 'R. G.' or similar, located in the lower right quadrant of the page.

Real Estate Sales Validation Form

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

Grantor's Name Covenant Life Church
Mailing Address 153 Cahaba Valley Parkway
Pelham, AL 35124

Grantee's Name Folsom Metal Products, Inc.
Mailing Address 1449 Court Place
Pelham, AL 35124

Property Address 1449 Court Place
Pelham, AL 35124

Date of Sale 05/25/2017
Total Purchase Price \$ 1,375,000.00
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 5/31/17

Print Jeff W. Farmer

Unattested

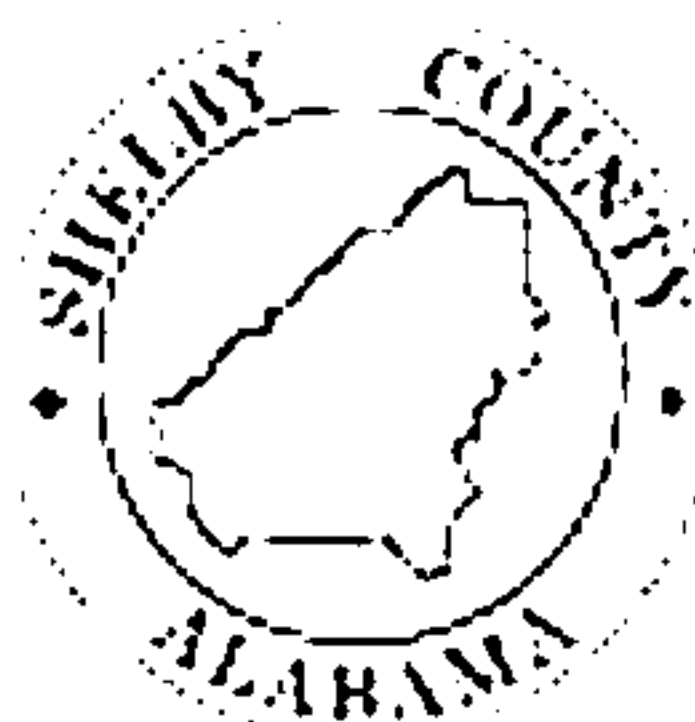
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170601000193110 06/01/2017 02:29:03 PM DEEDS 5/5



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 02:29:03 PM
\$72.00 CHARITY
20170601000193110

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.