


Send tax notice to:
Christ Community Church, P.C.A.
c/o Phil Chambers
105 Rosebury Circle
Helena, Alabama 35080

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20170713000250510 1/5 \$132.00
Shelby Cnty Judge of Probate, AL
07/13/2017 02:58:56 PM FILED/CERT

GENERAL WARRANTY DEED

Shelby County, AL 07/13/2017
State of Alabama
Deed Tax: \$105.00

KNOW ALL MEN BY THESE PRESENTS:

In consideration of Seven Hundred Thousand Dollars (\$700,000.00) (which value has been verified by closing statement) and other good and valuable considerations in hand paid to **M.U.T. INVESTMENTS, LLC**, an Alabama limited liability company ("Grantor"), whose address is 300 Marina Road, Shelby, Alabama 35143, by **CHRIST COMMUNITY CHURCH, P.C.A.**, an Alabama non-profit corporation ("Grantee"), whose address is c/o Phil Chambers, 105 Rosebury Circle, Helena, Alabama 35080, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real property (the "Property") located on Shelby County Road 52, Helena, Shelby County, Alabama, together with any and all improvements on, and appurtenances to, the Property, and more particularly described on *Exhibit A* attached hereto.

\$595,000.00 of the purchase price for the Property was paid from a mortgage loan closed simultaneously herewith.

Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

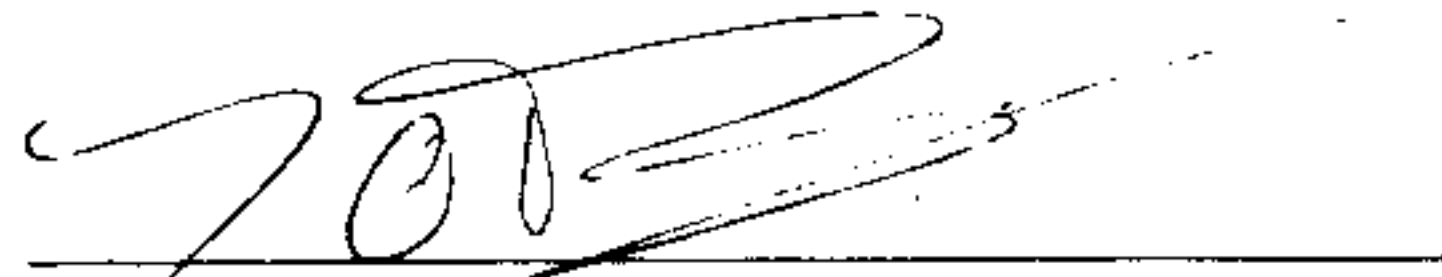
TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to those matters set forth on *Exhibit B* attached hereto.

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

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this the 27th day of June, 2017.

M.U.T. INVESTMENTS, LLC

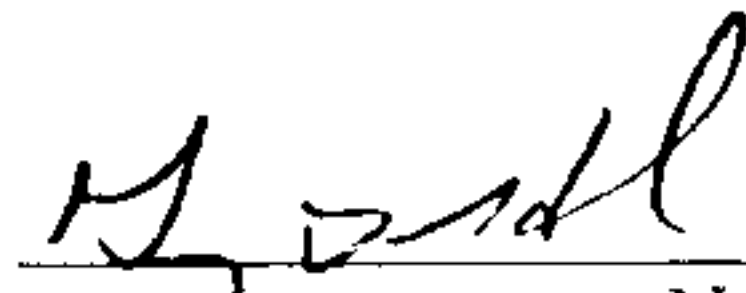
By


Tommy Blackerby
Its Sole Member

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tommy Blackerby, whose name as Sole Member of M.U.T. INVESTMENTS, LLC, an Alabama limited liability company, 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 said instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 27th day of June, 2017.


Notary Public

[NOTARIAL SEAL]

My commission expires: 8-25-19



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EXHIBIT A

Part of the SE ¼ of the NE ¼ of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama; thence run S 89° 41' 17" W, along the south line of said ¼ - ¼ section for 425.54 feet to a set cap rebar and the point of beginning; thence continue on the last described course for 409.80 feet to a found ½ " rebar; thence run N 0° 20' 06" W for 219.97 feet to a found ½ " rebar and a point on the southerly right of way line of Shelby County Highway No. 52, said point being situated on a curve to the left, having a central angle of 17° 40' 57" and a radius of 1111.70 feet; thence run along the arc of said curve for 343.09 feet to a set cap rebar; thence departing said right of way line, run S 34° 33' 14" E for 167.10 feet to a found ½ " rebar; thence run S 1° 07' 04" E for 219.52 feet to the point of beginning.


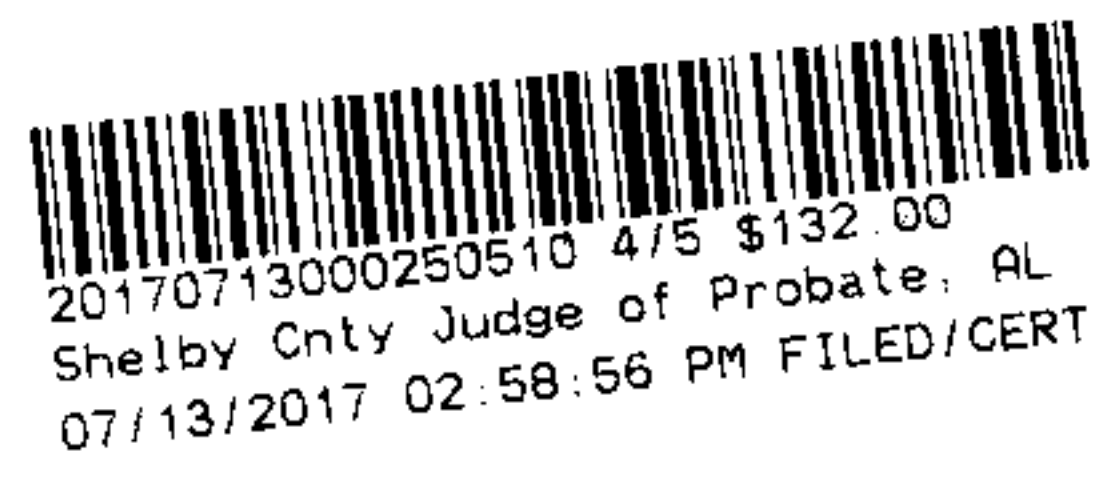

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EXHIBIT B

1. Ad valorem taxes for the 2017 tax year and thereafter
2. Mineral and mining rights previously severed from the surface and not owned by Grantor, if any, it being the intention of Grantor to convey such mineral and mining rights as to which Grantor has title, if any
3. Right-of-way granted to Alabama Power Company recorded in Deed Book 138, page 309, in the Probate Office of Shelby County, Alabama



Real Estate Sales Validation Form

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

Grantor's Name MUT Investments, LLC
Mailing Address 300 Marine Rd
Shelby, AL 35143

Grantee's Name Christ Community Church
Mailing Address PO Box 478
Helena, AL 35080

Property Address See Legal Description
on Deed

Date of Sale 1-27-17
Total Purchase Price \$ 700,000.00

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 6-27-17

Print Greg Harrison

Sign [Signature]

☐ Unattested

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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