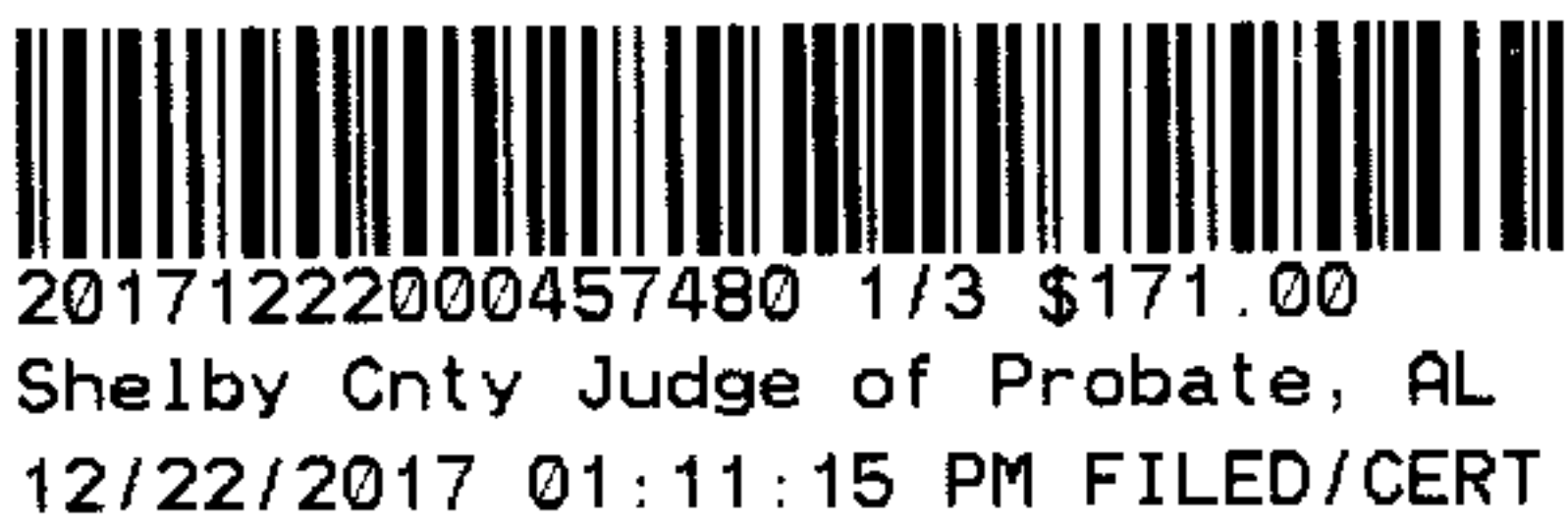


HIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Evangel School Foundation, LLC
P. O. Box 602
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) and other good and valuable consideration, to the undersigned Steve Lee, a married man (herein referred to as “Grantor”), in hand paid by Evangel School Foundation, LLC (herein referred to as “Grantee”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the “Property”), to-wit:

Commence at a 1” capped pipe in place being the Northeast corner of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 02° 16’ 07” East along the boundary of said quarter-quarter section for a distance of 310.01 feet to a crimp top pipe in place; thence proceed South 82° 42’ 55” West for a distance of 325.38 feet (set ½” rebar CA-0114-LS) to the point of beginning. From this beginning point proceed South 07° 17’ 05” East for a distance of 165.0 feet (set ½” rebar CA-0114-LS); thence proceed South 52° 19’ 13” West for a distance of 270.31 feet (set ½” rebar CA-0114-LS); thence proceed South 08° 29’ 12” East for a distance of 498.0 feet (set ½” rebar CA-0114-LS); thence proceed South 23° 49’ 17” West for a distance of 109.0 feet (set ½” rebar CA-0114-LS); thence proceed South 80° 49’ 17” West for a distance of 591.0 feet (set ½” rebar CA-0114-LS) to a point on the East boundary of the Colonial Oaks Phase 1 subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 39 at Page 45 and Map Book 39 at Page 115; thence proceed North 08° 33’ 33” West along the East boundary of the pump station lot, lots 13-19 of said subdivision and along the West boundary of additional property for a distance of 912.74 feet (set ½” rebar CA-0114-LS); thence proceed North 82° 42’ 55” East for a distance of 890.0 feet to the point of beginning, said property being a part of Lot No. 1 of the Stough Estates as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama in Map Book 23 at Page 130.

According to the survey of James M. Ray, Ala. Reg. No. 18383, dated December 8, 2017.

SUBJECT TO: (1) Ad Valorem Taxes due in the year of 2018, a lien, but not yet payable until October 1, 2018; (2) Permits to Alabama Power Company recorded in Deed Book 123, Page 428 and Deed Book 134, Page 112; (3) Easement to Alabama Power Company recorded in Instrument No. 2008041000013020 and Inst. No. 2008041000012994; (4) Title to mineral and mining rights and privileges belonging thereto; (5) Gas easement as shown on recorded plat; (6) All leases, grants, exceptions or reservation of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records; (8) Ingress and egress to and from caption lands.

This Property does not constitute the homestead of the Grantor herein.

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

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


IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 20th day of December, 2017.

WITNESS:

Anne P. Marshall

Steve Lee
Steve Lee

STATE OF ALABAMA)
COUNTY OF SHELBY)

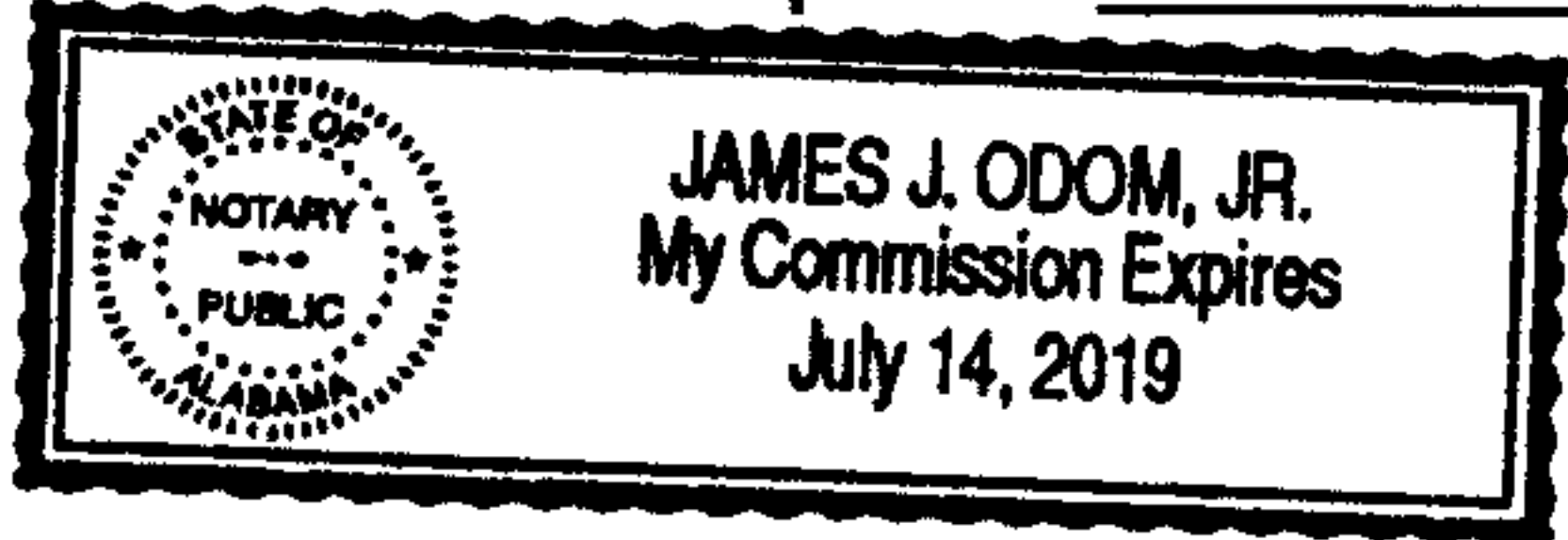

20171222000457480 2/3 \$171.00
Shelby Cnty Judge of Probate, AL
12/22/2017 01:11:15 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Lee, a married man, 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 seal this 20th day of December, 2017.

[Signature]
Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Steve Lee
Mailing Address 16200 Highway 61
Wilsonville, AL 35209

Grantee's Name Evangel School Foundation, LLC
Mailing Address Post Office Box 602
Helena, AL 35080


Property Address Part of the NE 1/4 of Section 35
TS 21 South, Range 3 West
Shelby County, Alabama

Date of Sale December 20, 2017
Total Purchase Price \$ 150,000.00
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


20171222000457480 3/3 \$171.00
Shelby Cnty Judge of Probate, AL
12/22/2017 01:11:15 PM FILED/CERT

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 December 20, 2017

Print Steve Lee



☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1