

Send tax notice to:
NEW LIFE CHURCH
10540 CHELSEA ROAD
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2018059

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million and 00/100 Dollars (\$1,000,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LIVING WATERS MINISTRIES **whose mailing address is:** 1375 County Road 249, Clanton, AL 35046 (hereinafter referred to as "Grantor") by NEW LIFE CHURCH **whose property address is:** 10540 Chelsea Road, Chelsea, AL, 35043 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which 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, to-wit:

From the Northeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 656.80 feet; thence North 73 degrees 20 minutes 32 seconds West 615.00 feet to the POINT OF BEGINNING of herein described parcel; thence from point of beginning continue along the aforementioned course North 73 degrees 20 minutes 32 seconds West 150.00 feet to a point on the Northeasterly right of way boundary of Shelby County Highway No. 47 (right of way - 80 feet); thence North 27 degrees 46 minutes 43 seconds West along said right of way for 614.34 feet to a point in a paved road; thence South 87 degrees 27 minutes 09 seconds East along the South margin of said paved road for 443.30 feet to a point of intersection with said paved road and a public dirt road to Quinn Cemetery; thence South 9 degrees 23 minutes 10 seconds East 342.06 feet; thence South 16 degrees 39 minutes 28 seconds West 239.40 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West; and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 329, Page 902, and any damages relating to the exercise of such rights or the extraction of such minerals.
3. Right(s) of way to Shelby County, as recorded in Deed book 135, Page 116.
4. Transmission line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 102, Page 128; Deed Book 102, Page 130; Deed Book 119, Page 253; Deed Book 142, Page 103 and Deed Book 142, Page 409.
5. Easement granted to South Central Bell, as recorded in Deed Book 322, Page 202 and Deed Book 356, Page 406.
6. Easement granted to Alabama Power Company, as recorded in Inst. 2001-42188.
7. Rights of other parties in and to use of 30 foot easement over South side of Caption lands, as shown on Survey of Billy R. Martin, RLS #10559, dated June 15, 1999.

8. Rights of interested parties under outstanding unrecorded leases.
9. Any loss or claim as to the Articles of Organization and By-Laws of Word of Life Christian Center not being amended and filed for record to reflect the church is now known as New Life Church.

\$575,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$364,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A 2ND MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, LIVING WATERS MINISTRIES, by DON A BROWN, its Senior Pastor, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 12th day of March, 2018.

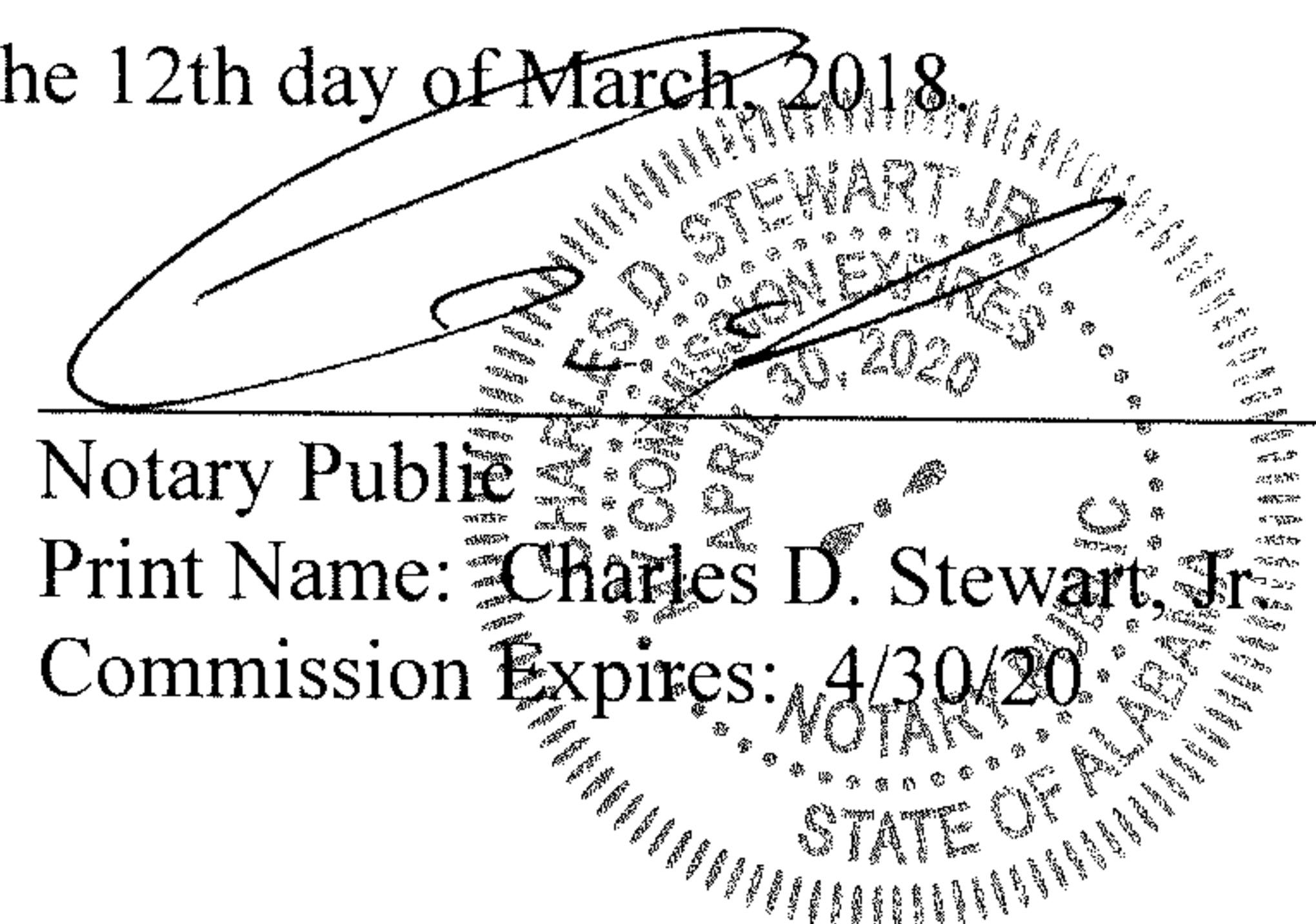
LIVING WATERS MINISTRIES


BY: DON A BROWN
ITS: SENIOR PASTOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON A BROWN, whose name as SENIOR PASTOR OF LIVING WATERS MINISTRIES, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12th day of March 2018.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/14/2018 09:15:40 AM
\$79.00 CHERRY
20180314000081930

