

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Community of Caritas
100 Our Lady Queen of Peace Dr.
Sterrett, Alabama 35147

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR THUNDRED SEVENTY EIGHT THOUSAND THREE EIGHTY DOLLARS and NO/00 (\$478,380.00)**, to the undersigned grantor, **EBSCO Industries, Inc., a Delaware Corp.** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **Community of Caritas, an Alabama Non-Profit Corporation** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Also conveyed herein are any Mineral Rights **EBSCO Industries** may own.
Subject to taxes due for 2018 and subsequent years, easements, restrictions, rights of way, and permits of record.

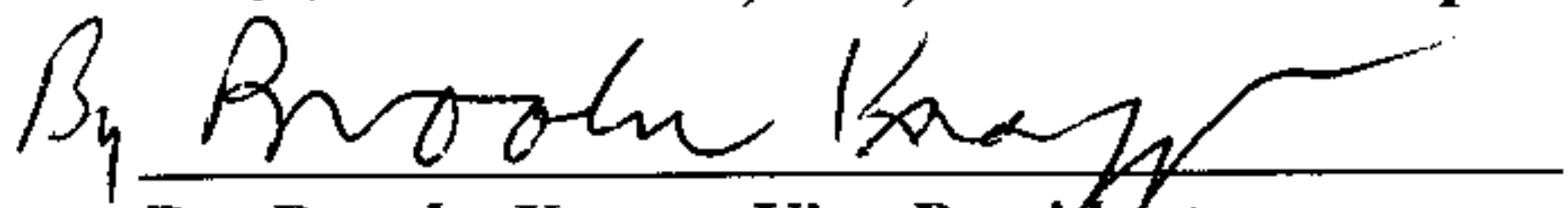
\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEE**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by **Brooks Knapp**, its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal, this 13th day of June, 2018.

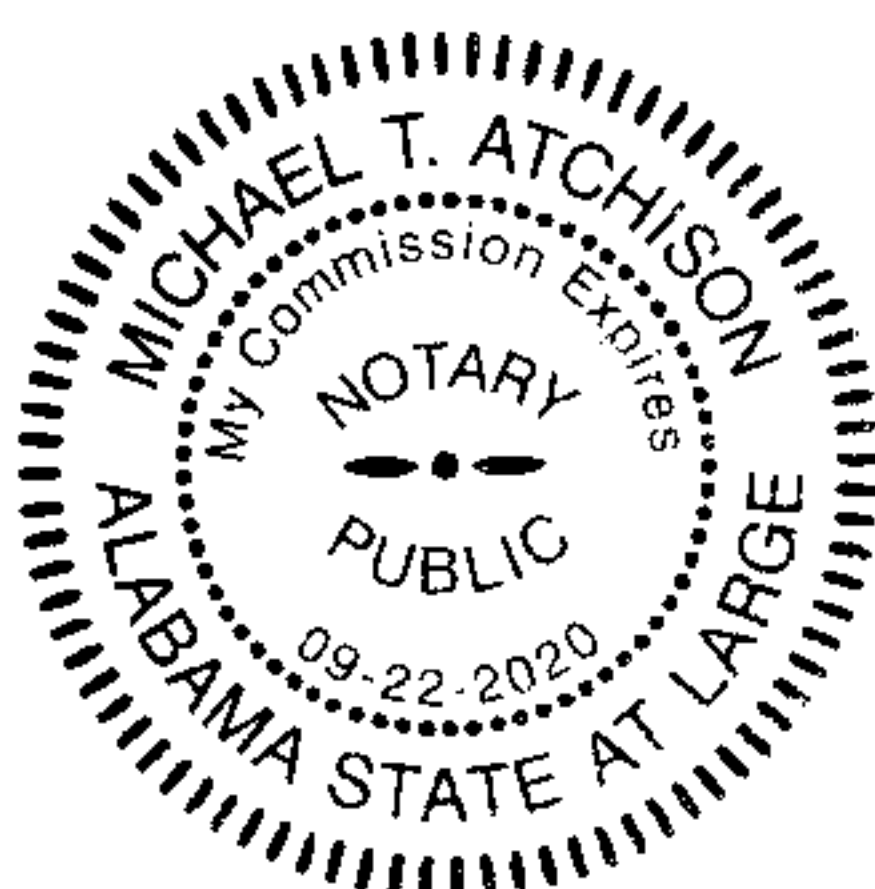
EBSCO Industries, Inc., a Delaware Corp.

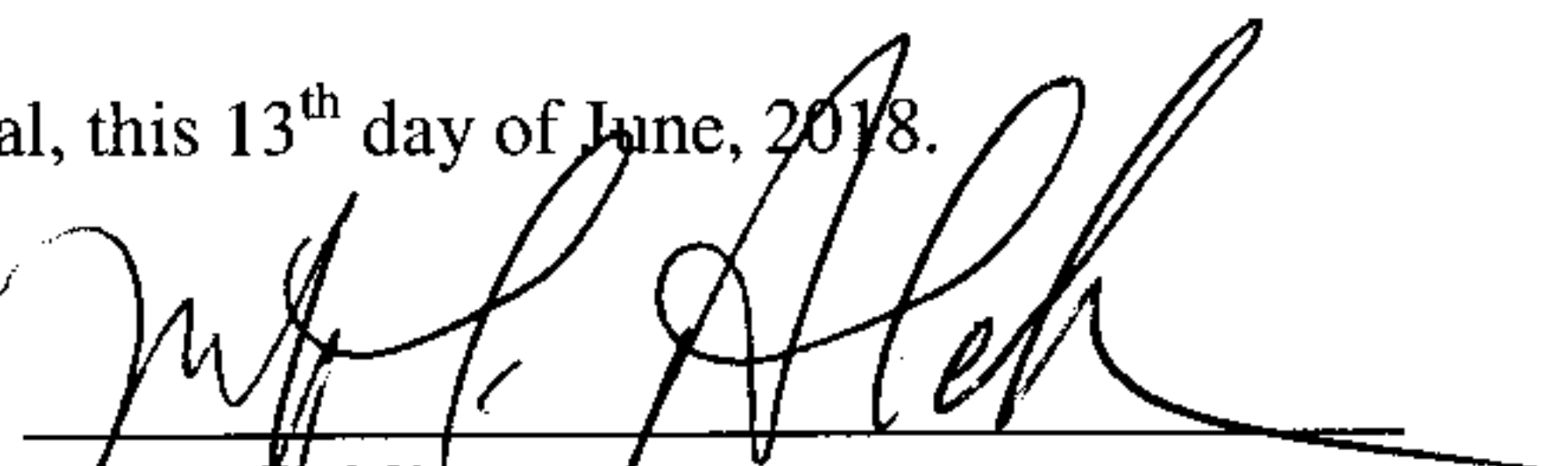
By 
By: **Brooks Knapp, Vice President**

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brooks Knapp**, whose names as Vice President of **EBSCO Industries, Inc. a Delaware Corp.**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 13th day of June, 2018.




Notary Public
My Commission Expires: 9-22-20

(SEAL)


20180615000212570 1/3 \$499.50
Shelby Cnty Judge of Probate, AL
06/15/2018 12:18:04 PM FILED/CERT

Shelby County, AL 06/15/2018
State of Alabama
Deed Tax: \$478.50

EXHIBIT A – LEGAL DESCRIPTION

Begin at the locally accepted Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama; thence run northerly along the west line of the east half of the Northwest Quarter of said Section 31 a distance of 1,400.06 feet to a point; thence leaving said west line, run North 40 degrees 59 minutes 01 seconds East, a distance of 2,130.01 feet to a point located in the Southeast Quarter of Section 30, Township 18 South, Range 1 East; said point being located 25 feet, more or less, westerly of the centerline of an existing dirt road; from the last described point run southeasterly along a curve to the right having a radius of 292.81 feet and a chord bearing of South 6 degrees 38 minutes 40 seconds West for a distance of 263.70 feet; thence run in a southwesterly direction along the arc of said curve a distance of 273.54 feet to a point; thence run South 19 degrees 4 minutes 20 seconds East, paralleling and 25 feet west of centerline, more or less, a distance of 196.11 feet to a curve to the left, having a radius of 804.11 feet and a chord bearing of South 50 degrees 37 minutes 27 seconds East for a distance of 768.28 feet; thence run in a southeasterly direction along the arc of said curve a distance of 800.98 feet to a reverse curve to the right having a radius of 76.74 feet, and a chord bearing of South 48 degrees 27 minutes 3 seconds East for a distance of 66.33 feet; thence run in a southeasterly direction along the arc of said curve a distance of 68.59 feet to a point; thence run South 32 degrees 38 minutes 44 seconds East, continuing 25 feet west/southwest of and parallel to centerline of said road, a distance of 124.59 feet; thence run South 44 degrees 11 minutes 34 seconds East a distance of 160.65 feet; thence run South 41 degrees 54 minutes 59 seconds East a distance of 291.75 feet to a curve to the left having a radius of 736.54 feet and a chord bearing of South 63 degrees 59 minutes 31 seconds East for a distance of 373.97 feet; thence run southeasterly along the arc of said curve a distance of 378.10 feet; thence run South 19 degrees 46 minutes 19 seconds East, and leaving the course paralleling the centerline of said dirt road, a distance of 199.16 feet to a point on the north right of way line of State Highway 43, said point also being on the south quarter line of the Northeast Quarter of Northeast Quarter of Section 31, Township 18 South, Range 1 East; thence run westerly along said south quarter line a distance of 1,525.72 feet to the locally accepted southwest corner of the Northwest Quarter of Northeast Quarter of Section 31; thence run southerly along the east line of the Southeast of Northwest Quarter of Section 31 a distance of 1,264.19 feet to the locally accepted southeast corner of the Southeast Quarter of Northwest Quarter of Section 31; thence run westerly along the south line of the Southeast Quarter of Northwest Quarter a distance of 1,326.27 feet to the locally accepted southwest corner of the Southeast Quarter of Northwest Quarter of Section 31, the Point of Beginning;



20180615000212570 2/3 \$499.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Ebsco Ind.
Mailing Address 1 Mt Laurel
Suite 200
Bham 35242

Grantee's Name Community of Caritas
Mailing Address 100 Our Lady Queen of Peace
Sterrett AL 35147 DR

Property Address Average

Date of Sale 6-13-18

Total Purchase Price \$ 478,380.00

or

Actual Value \$

or

Assessor's Market Value \$



20180615000212570 3/3 \$499.50
Shelby Cnty Judge of Probate, AL
06/15/2018 12:18:04 PM FILED/CERT

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 6-13-18

Print Ebsco Industries

☐ Unattested
(verified by)

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

Form RT-1