

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Montevallo Community Church, Inc.
604 Main Street
Montevallo, AL 35115

GENERAL WARRANTY DEED

20190130000031000
01/30/2019 12:35:40 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Hirano Ha Karate Do Association, LLC, an Alabama Limited Liability Company, whose mailing address is:

540 Shelby Street, Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Montevallo Community Church, Inc., whose mailing address is: 604 Main Street, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 604 Main Street, Montevallo, AL 35115** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

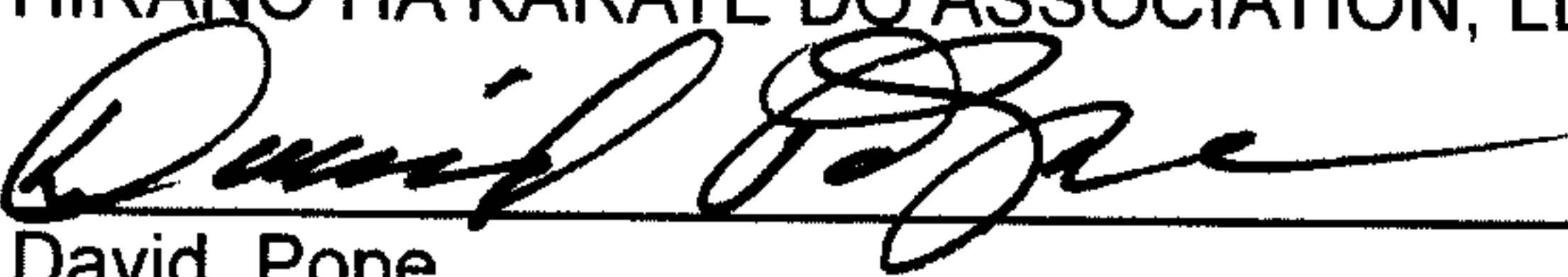
Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25th day of January, 2019.

HIRANO HA KARATE DO ASSOCIATION, LLC

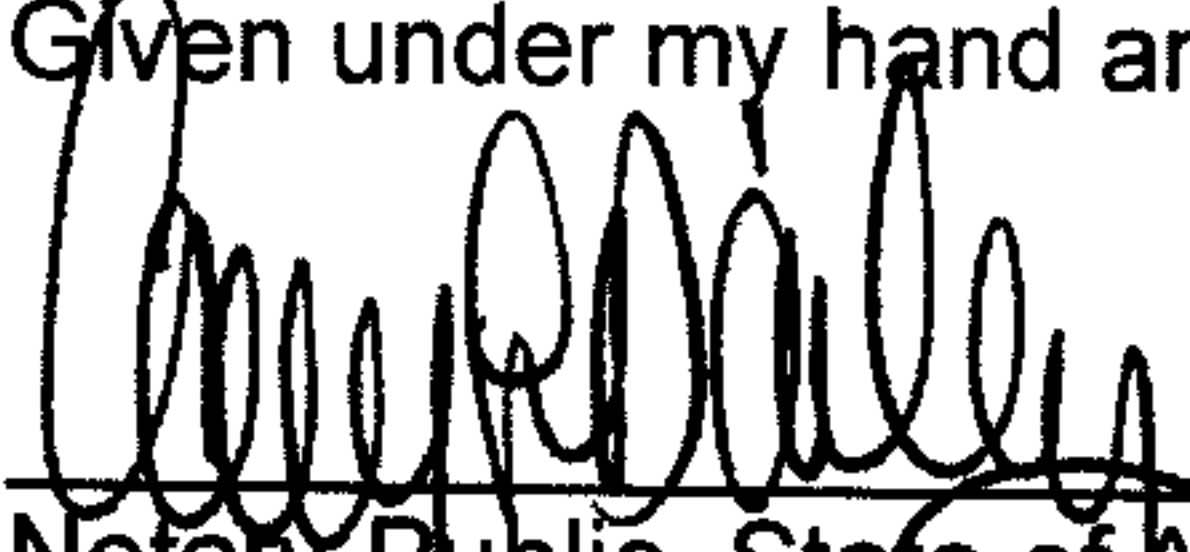


David Pope
Manager

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that David Pope, Managing Member of Hirano Ha Karate Do Association, LLC, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of January, 2019.



Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 5-17-22

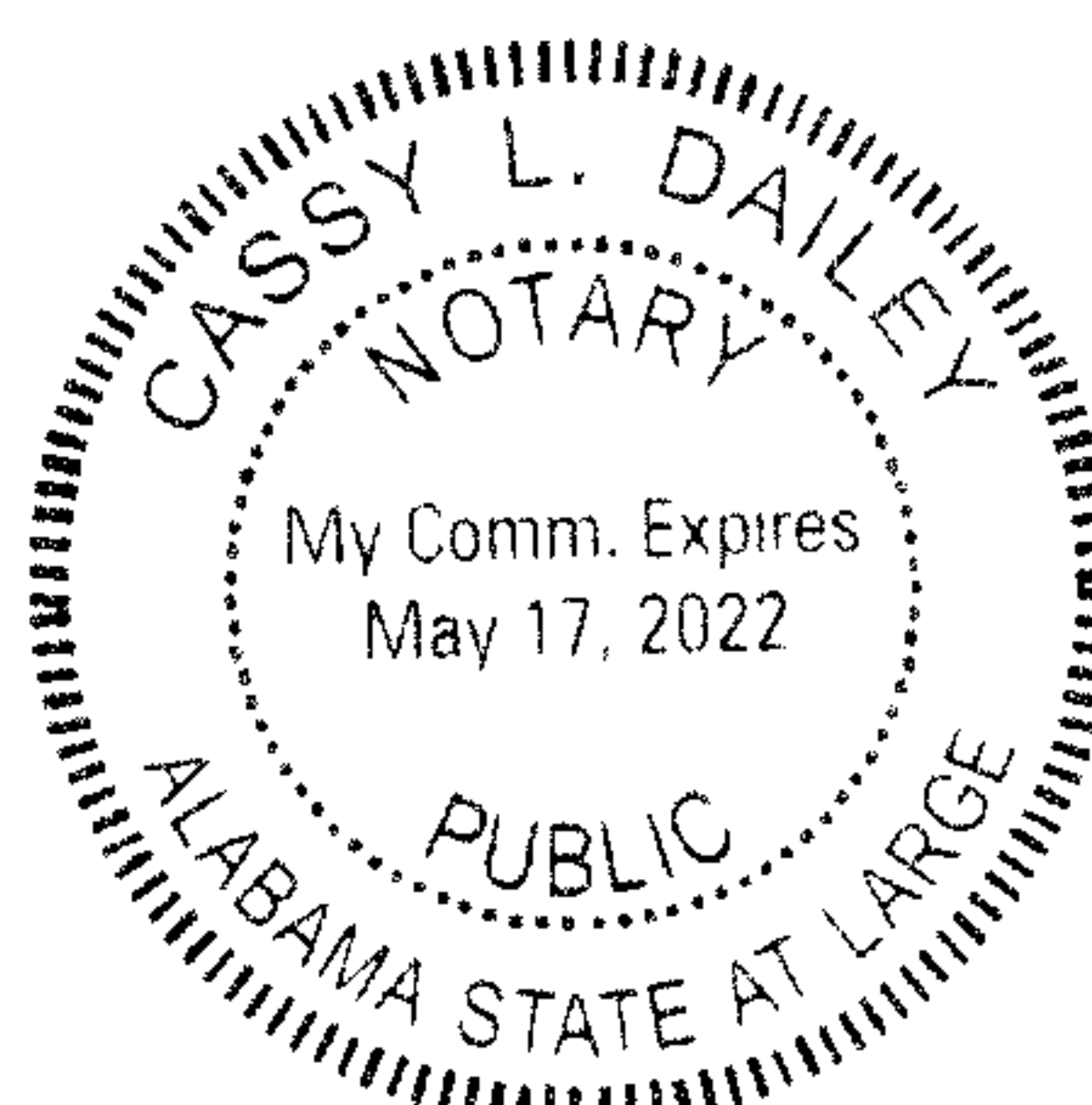


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 44444-19-1188

28 Main Street South, more particularly described as: A part of Lot 41 according to the original plan of Town of Montevallo, Alabama, more particularly described as follows: Beginning at the intersection of the South line of Main Street with NE line of Shelby Street in the Town of Montevallo and run in a northeasterly direction along the South line of Main Street a distance of 44 feet; thence run in a southeasterly direction and parallel with the NE line of Shelby Street a distance of 109 1/2 feet; thence run in a southwesterly direction and parallel with the South line of Main Street a distance of 44 feet to the NE line of Shelby Street; thence run in a northwesterly direction along the NE line of Shelby Street a distance of 109 1/2 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2019 12:35:40 PM
\$393.00 CHERRY
20190130000031000

Allen S. Bevil