

This Document Prepared By:
Gregory D. Harrelson, Esq.
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Soldiers of the Cross Church, Inc.
PO Box 211
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of ONE MILLION FORTY THOUSAND and 00/100 Dollars (\$1,040,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, EVELYN BEERS, a married woman, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto SOLDIERS OF THE CROSS CHURCH, INC., (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

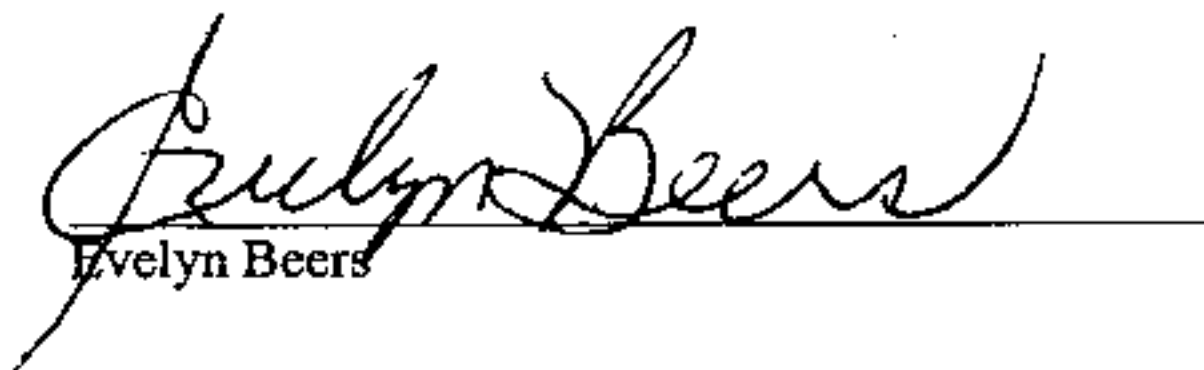
\$936,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor nor that of her Spouses.

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 1st day of February, 2019.


Evelyn Beers

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Evelyn Beers, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of February, 2019.


NOTARY PUBLIC

My Commission Expires: 8-25-19

Shelby County, AL 02/11/2019
State of Alabama
Deed Tax: \$104.00



20190211000043410 1/4 \$128.00
Shelby Cnty Judge of Probate, AL
02/11/2019 12:04:46 PM FILED/CERT

EXHIBIT A

The Land is described as follows:

Parcel I:

A parcel of land situated in the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being that all of that portion of the property described in Deed Book 251 page 762 and recorded in the Office of the Judge of Probate of Shelby County, Alabama that lies East of Alabama Highway # 119 and West of 4th Place SW said parcel being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along East line of said NW 1/4 of SE 1/4 for 1324.33 feet to the NE corner of said NW 1/4 of SE 1/4; thence turn a deflection angle left of 146 degrees 52 minutes 15 seconds and proceed southwesterly for 602.00 feet to the SE corner of the " Don and Helen Bunn" property as described in Deed Book 251 page 762 and recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90 degrees and proceed northwesterly along the Southwest property line of said " Bunn " property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th Place SW said point being the Point of Beginning; thence continue along the last described course for 137.63 feet to a point on the Southeast right of way margin of Alabama Highway # 119; thence turn a deflection angle right of 126 degrees 53 minutes 17 seconds and proceed northeasterly along said Southeast right of way margin of Alabama Highway # 119 for 9.30 feet to a point; thence turn a deflection angle left of 8 degrees 23 minutes 30 seconds and continue northeasterly along said Southeast right of way margin of Highway # 119 for 280.04 feet to a point at the intersection with the Westerly right of way margin of 4th Place SW; thence turn a deflection angle right of 151 degrees 51 minutes 25 seconds and proceed southeasterly along said Westerly right of way margin of 4th Place SW for 253.56 feet to the Point of Beginning.

Less and except any portion of subject property conveyed to the State of Alabama in Warranty Deed recorded in Instrument 1993-38911.

Parcel II:

A parcel of land situated in NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West and run West along the North line of said 1/4 - 1/4 for 728.08 feet to the most Easterly right of way line of Alabama Highway #119; thence 36°56'00" to the left and run Southwesterly along road right of way for 58.45 feet to the beginning of a curve to the left having a radius of 1232.49 feet and subtending a central angle of 8°07'38"; run thence Southwesterly along arc of said curve for 174.83 feet to the Point of Beginning and also being P.O.C. (point on curve) to the left having a radius of 1232.49 feet and subtending a central angle of 16°00'39"; continue along arc of said curve for 344.41 feet; thence from tangent of said curve turn 87°22'22" left and run Southeasterly for 217.10 feet to the most Westerly right of way line of Old Montevallo Road; thence 90°00'00" left and run Northeasterly along said right of way for 341.78 feet; thence 90°00'00" left and run Northwesterly for 184.92 feet to the Point of Beginning.

CONTINUED ON NEXT PAGE:



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EXHIBIT A
(Continued)

Situated in Shelby County, Alabama.

Less and except that part condemned by the State of Alabama in Case No. CV00-529 being more particularly described as:

Commence at the NW corner of the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West and run east along the north line of said NW 1/4 of SE 1/4, a distance of 737 feet, more or less, to the present northwest right of way line of 4th Place S. W.; thence southwesterly along said right of way line a distance of 350 feet, more or less, to the northeast property line; thence northwesterly along said property line a distance of 146 feet, more or less, to a point that is 60 feet southeasterly of and radial to the centerline of Project No. STPAA-458 (1), and the point of beginning; thence southerly, parallel with said centerline, along a curve to the left, having a radius of 1,197.71 feet, a distance of 347 feet, more or less, to the southwest property line; thence northwesterly along said property line a distance of 45 feet, more or less, to the present southeast right of way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 348 feet, more or less, to the northeast property line; thence southeasterly along said property line a distance of 43 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama

LESS AND EXCEPT

A parcel of land situated in the N.W. 1/4 of the S.E. 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the S.E. corner of the N.W. 1/4 of the S.E. 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along the East line of said N.W. 1/4 of S.E. 1/4 for 1324.33 feet to the N.E. corner of said N.W. 1/4 of S.E. 1/4; thence turn a deflection angle left of 146°52'15" and proceed southwesterly for 602.00 feet to the S.E. corner of the "Don and Helen Bunn" property as described in Deed Book 251, Page 762 and recorded in the office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90° and proceed northwesterly along the Southwest property line of said "Bunn" property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th Place S.W.; thence turn a deflection angle left of 89°34'10" and proceed southwesterly along said Westerly right of way margin of 4th Place S.W. for 291.48 feet to the POINT OF BEGINNING; thence continue southwesterly along the last described course and along said Westerly right of way margin of 4th Place S.W. for 50.00 feet to a point at the Northeast corner of that property belonging to Siluria Baptist Church and described in that certain mortgage document written by Siluria Baptist Church to The First Bank of Alabaster and dated April 12, 1966; thence leaving said Westerly right of way margin of 4th Place S.W., turn a deflection angle right of 90°00'33" and proceed northwesterly along the Northeasterly boundary line of said property belonging to Siluria Baptist Church for 171.70 feet to a point on the Southeast right of way margin of Alabama Highway #119, said Southeast right of way margin being in a curve to the right, said curve having a central angle of 02°34'59" and a radius of 1110.25 feet; thence turn a deflection angle right of 86°11'21" to tangent of said curve and proceed northeasterly along said Southeast right of way margin of Alabama Highway #119 and along the arc of said curve for 50.05 feet to a point; thence leaving said Southeast right of way margin of Alabama Highway #119, turn a deflection angle right of 91°13'40" from tangent of last described curve and proceed southeasterly for 173.89 feet to the POINT OF BEGINNING.



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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 Evelyn Beers
Mailing Address 2100 Dora Park Drive
Suite 105
Birmingham, AL 35244

Grantee's Name Soldiers of the Cross Church, Inc
Mailing Address 719 4th Place SW
Alabaster, AL 35007

Property Address 719 4th Place SW
Alabaster, AL 35007

Date of Sale 2-1-19
Total Purchase Price \$ 1,040,000.00

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 2-1-19

Print Greg Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

