

THE GRANTEE HEREIN PURCHASED THE PROPERTY DESCRIBED ON EXHIBIT A FROM THE GRANTOR, ALONG WITH ADDITIONAL PROPERTY, ON April 1, 1999. HOWEVER, THE DEED RECORDED IN DEED BOOK 1999, PAGE 15735, FROM GRANTOR TO GRANTEE FAILED TO INCLUDE THE PROPERTY DESCRIBED HEREIN. THIS QUITCLAIM DEED IS BEING RECORDED FOR NO CONSIDERATION FOR THE SOLE PURPOSE OF CONVEYING ALL INTEREST IN THE PROPERTY HEREIN DESCRIBED PURCHASED ON April 1, 1999. PREVIOUSLY PURCHASED BUT INADVERTENTLY OMITTED FROM DEED BOOK 1999, PAGE 15738.

To Clear title.

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned the **FIRST CHRISTIAN CHURCH OF BIRMINGHAM, INC.** (herein referred to as "Grantor"), by and through Trustees, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE AND QUIT CLAIM** unto **THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, an Alabama non-profit corporation (herein referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real estate, and improvements and appurtenances thereto, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, its administrators, heirs and assigns, forever. Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:
First Christian Church of Birmingham, Inc.
4954 Valleydale Road
Birmingham, AL 35244

Grantee's Name and Mailing Address:
The Young Men's Christian Association of
Birmingham
321 North 21st Street
Birmingham, AL 35203

Property Address:

Part of SW ¼ of S24, T18S, R1W

Date of Sale:

March 11, 2019




20190318000085690 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/18/2019 02:28:09 PM FILED/CERT

Total Purchase Price:

\$ -0-

Purchase Price can be verified in:


- ☐ Closing Statement
- ☐ Sales Contract
- ☐ Appraisal
- ☐ Bill of Sale
- ☐ Property Tax Bill or Assessment
- ☒ Other - Clarifying title


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Shelby Cnty Judge of Probate, AL
03/18/2019 02:28:09 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, through its Trustees, does hereby execute this conveyance as of the 7 day of March, 2019.

GRANTOR:

First Christian Church of Birmingham, Inc.
By Its Trustees

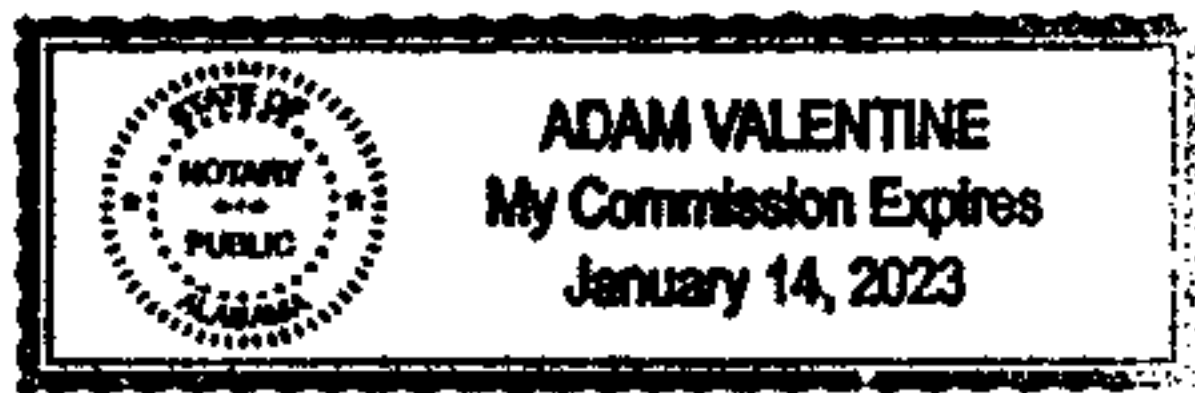
By: 
Bruce Moon
Chairman of Trustees

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bruce Moon, whose name as Chairman of **First Christian Church of Birmingham, Inc.** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such Chairman of the Trustees and with full authority, executed the same voluntarily on behalf of said corporation on the day the same bears date.


GIVEN under my hand and seal, this 7 day of March, 2019.

[NOTARIAL SEAL]




Notary Public

My Commission expires: 1-14-23


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Shelby Cnty Judge of Probate, AL
03/18/2019 02:28:09 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, through its Trustees, does hereby execute this conveyance as of the 8th day of MARCH, 2019.

GRANTOR:

First Christian Church of Birmingham, Inc.

By Its Trustees

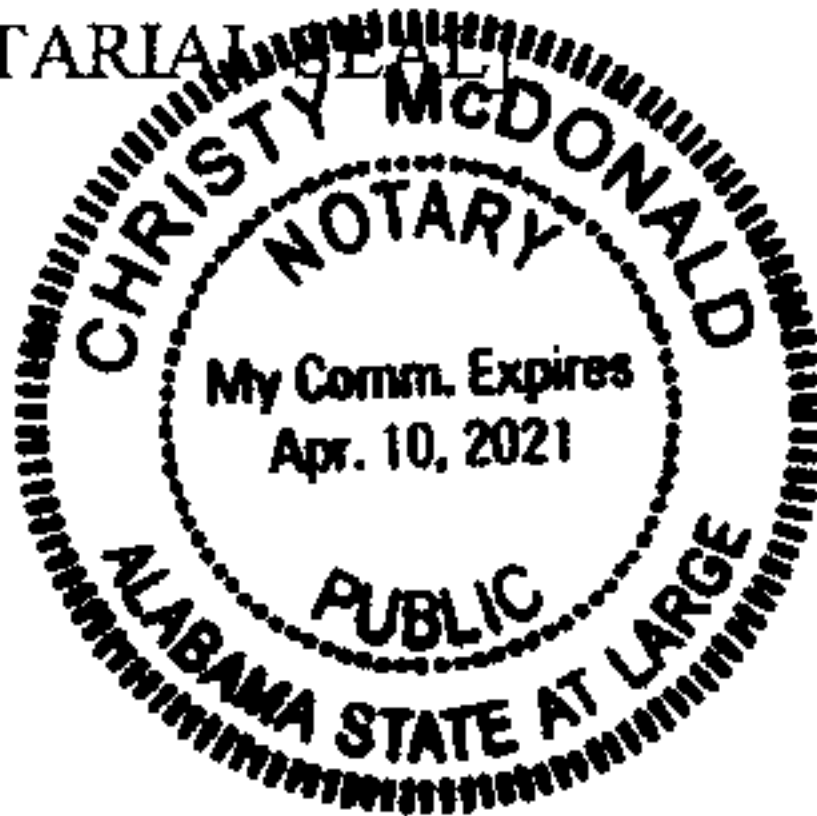
By: 
Gary Taylor
Trustee

STATE OF ALABAMA)
COUNTY OF Talladega)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Gary Taylor, whose name as Trustee of **First Christian Church of Birmingham, Inc.** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such Trustee and with full authority, executed the same voluntarily on behalf of said corporation on the day the same bears date.

GIVEN under my hand and seal, this 8 day of March, 2019.

[NOTARIAL SEAL]




Notary Public

My Commission expires: April 10, 2021



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Shelby Cnty Judge of Probate, AL
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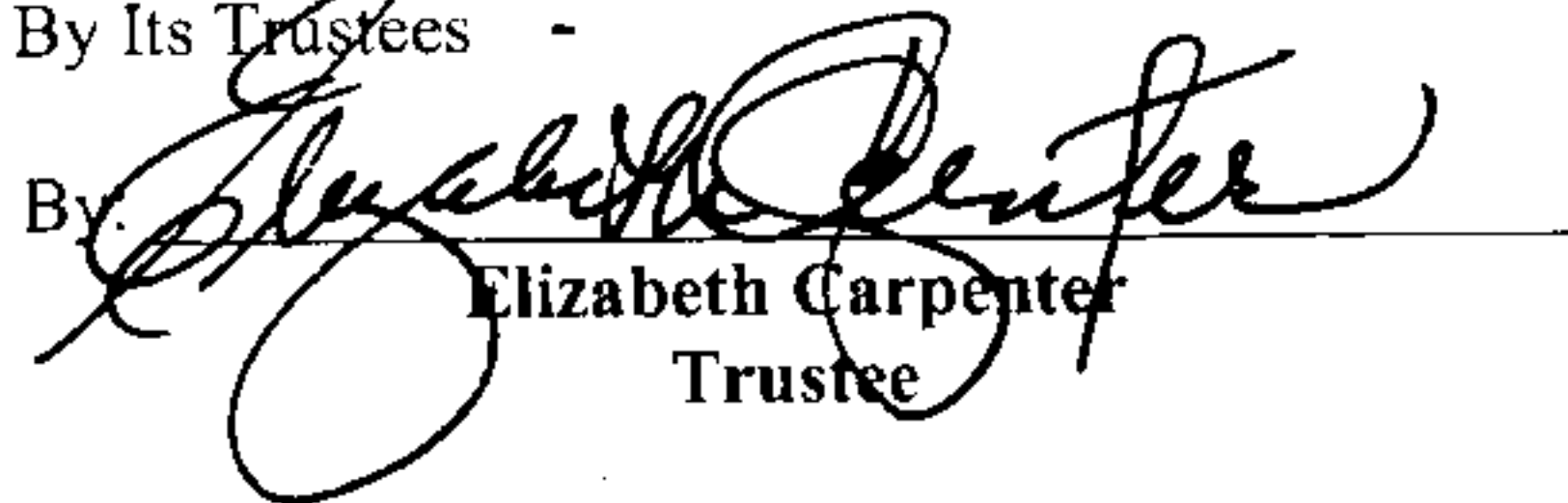
IN WITNESS WHEREOF, the said Grantor, through its Trustees, does hereby execute this conveyance as of the 11th day of March, 2019.

GRANTOR:

First Christian Church of Birmingham, Inc.

By Its Trustees -

By

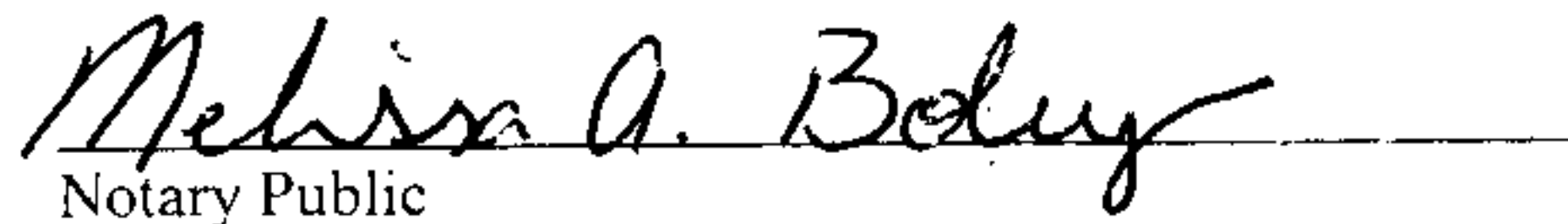

Elizabeth Carpenter
Trustee

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Elizabeth Carpenter, whose name as Trustee of **First Christian Church of Birmingham, Inc.** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, she, as such Trustee and with full authority, executed the same voluntarily on behalf of said corporation on the day the same bears date.

GIVEN under my hand and seal, this 11th day of March, 2019.

[NOTARIAL SEAL]


Notary Public

My Commission expires: 5-6-19

THIS INSTRUMENT PREPARED BY:

Steven A. Brickman
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5171

Signature Page to Quitclaim Deed from First Christian Church of Birmingham, Inc.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL II:

A part of the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the NW corner of said 1/4 1/4 section for Point of Beginning; run thence in a Southerly direction along the Western boundary of said 1/4 1/4 section to the centerline of a ridge; thence turn to the left and run in a Northeasterly direction along the centerline of the ridge to a point where the centerline of said ridge intersects the Northern boundary of said 1/4 1/4 section; thence turn to the left and run Westerly along the Northern boundary of said 1/4 1/4 section to the Point of Beginning.

PARCEL III:

Part of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West in Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West; thence West along the North line of said Southwest 1/4 a distance of 44.84 feet to a point; thence with a deflection angle of 147°37' to the left run a distance of 33.16 feet to a point; thence with a deflection angle of 25°13' to the left run a distance of 107.8 feet to a point; thence with a deflection angle of 20°34' run a distance of 136.94 feet to a point on the North line of said Southwest 1/4; thence West along said North line a distance of 222.57 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.

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