

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Open Door Independent Church
1295 2nd Avenue
Calera, AL 35040

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$550,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **TRINITY CHURCH OF THE NAZARENE, an Alabama non-profit corporation aka TRINITY CHURCH OF THE NAZARENE, INC.** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **OPEN DOOR INDEPENDENT CHURCH, an Alabama non-profit corporation** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$490,500.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.


Trinity Church of the Nazarene, an Alabama corporation, and Trinity Church of the Nazarene, Inc.

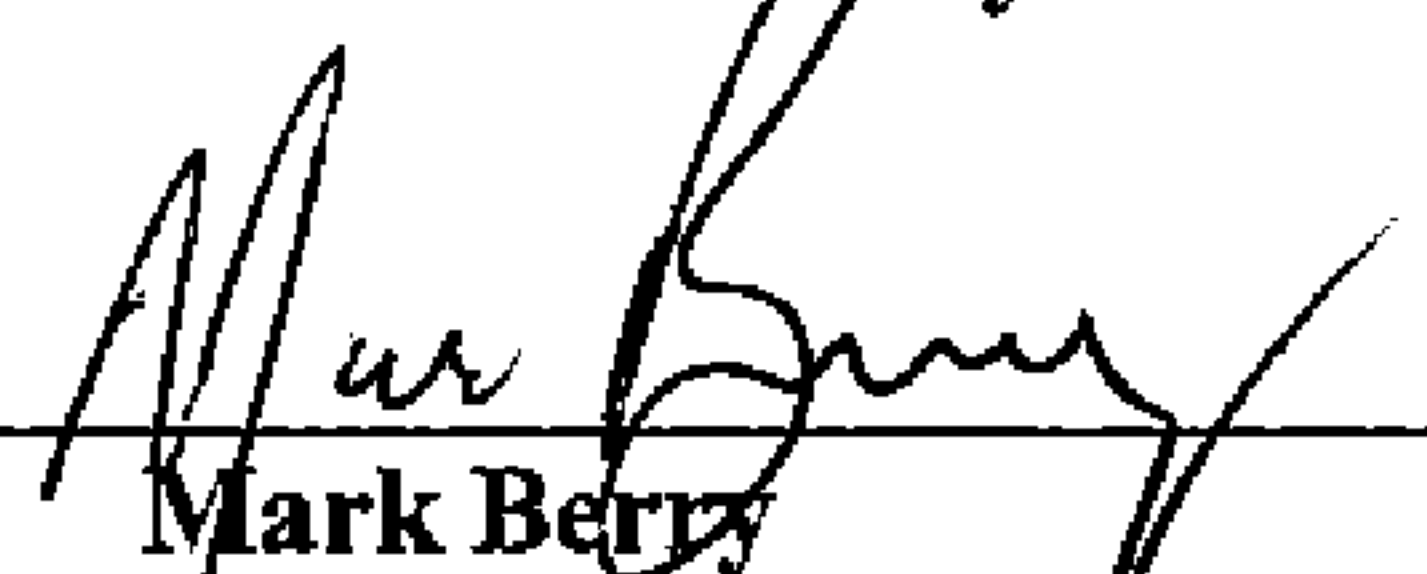
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 26th day of March, 2019.

TRINITY CHURCH OF THE NAZARENE


By: **William D. Holley**
Its: **District Advisory Board Secretary**


By: **Mark Berry**
Its: **District Superintendent**

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILLIAM D. HOLLEY, as District Advisory Board Secretary, and MARK BERRY, as District Superintendent, for TRINITY CHURCH OF THE NAZARENE**, whose names 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 instrument, they, as said officers, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of March, 2019.


NOTARY PUBLIC
My commission expires:

Malcolm Stewart McLeod
Notary Public
Alabama State at Large
My Commission Expires 08.15.2022

Legal Description

PARCEL I:

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of said quarter-quarter section; thence run in a Southerly direction along the East line of said quarter-quarter section and also along the East side of Laurel Woods Subdivision, as recorded in Map Book 16 on Page 24 in the office of the Judge of Probate, Shelby County, Alabama, for a distance of 45.30 feet to an iron pin found at the Southeast corner of Lot 37 in said Laurel Woods Subdivision; thence turn an angle to the right of 46 degrees 33 minutes 59 seconds and run in a Southwesterly direction along the Southeast line of Lots 37, 38, 39, 40 & 59 in said Laurel Woods Subdivision for a distance of 338.53 feet to an iron pin found; thence turn an angle to the left of 46 degrees 39 minutes 08 seconds and run in a Southerly direction for a distance of 60.99 feet to a point on the Northwest right-of-way of a 40 foot Colonial Pipeline easement, recorded in Deed Book 267 on Page 834 in the office of the Judge of Probate, Shelby County, Alabama, said point being the point of beginning; thence continue along last stated course for a distance of 337.44 feet to a point at the intersection of Shelby County Highway Number 58 and Laurel Woods Drive, said intersection point being on a curve to the right having a central angle of 82 degrees 17 minutes 31 seconds and a radius of 16.85 feet; thence turn an angle to the left of 172 degrees 12 minutes 22 seconds to the radius of said curve and run in a Northwesterly direction along the arc of said curve and also along the Northeast right-of-way of Laurel Woods Drive for a distance of 24.20 feet to a point; thence run tangent to last stated curve along the Northeast right-of-way of said Laurel Woods Drive in a Northwesterly direction for a distance of 61.01 feet to a point on a curve to the left having a central angle of 19 degrees 59 minutes 12 seconds and a radius of 453.86 feet; thence run in a Northwesterly direction along the arc of said curve and also the Northeast right-of-way of said Laurel Woods Drive for a distance of 158.32 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a Southwesterly direction along the Northeast right-of-way of said Laurel Woods Drive for a distance of 20.00 feet to a point on a curve to the left having a central angle of 5 degrees 27 minutes 57 seconds and a radius of 433.86 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds to the tangent of said curve and run in Northwesterly direction along the arc of said curve and also along the Northeast right-of-way of said Laurel Woods Drive for a distance of 41.39 feet to a point on the Northwest right-of-way of a 40 foot Colonial Pipeline easement as recorded in Deed Book 267 on Page 834 in the office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 68 degrees 49 minutes 55 seconds from the chord of last stated curve and run in a Northeasterly direction along the Northwest right-of-way of said Colonial Pipeline easement for a distance of 105.72 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 45.34 feet to a point on the Northwest line of the Colonial Pipeline easement, said point being the point of beginning; thence continue south along said east line a distance of 664.36 feet to a point on the North right of way of Shelby County Highway #58; thence turn right 97 degrees, 42 minutes, 12 seconds and run westerly along said right of way a distance of 248.38 feet; thence turn right 82 degrees, 17 minutes, 48 seconds and run North, leaving said right of way a distance of 389.72 feet to a point on the north west line of said Colonial Pipeline easement; thence turn right 46 degrees, 39 minutes, 03 seconds and run Northeasterly along said easement 338.48 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **TRINITY CHURCH OF NAZARENE,
INC.**Grantee's Name **OPEN DOOR INDEPENDENT
CHURCH**Mailing Address **120 LAUREL WOODS DRIVE
HELENA, AL 35080**Mailing Address **1295 SECOND AVENUE
CALERA, AL 35043**Property Address **120 LAUREL WOODS DRIVE
HELENA, AL 35080**Date of Sale **March 28, 2019**Total Purchase Price **\$545,000.00**

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 **March 28, 2019**Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/29/2019 03:21:20 PM
 \$83.50 CHERRY
 20190329000101830

Allen S. Bayal