

Prepared by:

Meredith R. Logan
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P.O. Box 122
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SEND TAX NOTICE TO:

Grady & Patricia Covin
571 Hummingbird Ln.
Wilsonville, AL 35186

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) to the undersigned GRANTORS,

MT. CALVARY INDEPENDENT BAPTIST CHURCH

in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged, (herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto,

GRADY WILLIAM COVIN and PATRICIA ANN COVIN

herein referred to as GRANTEES), as joint tenants with right of survivorship, their heirs, administrators and/or assigns the following described real estate, situated in **SHELBY COUNTY**, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.


Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

TO HAVE AND TO HOLD, the aforegranted premises to the same GRANTEES, their heirs, administrators and/or assigns FOREVER.

And they do for themselves, their heirs, successors, administrators and/or assigns covenant with the said GRANTEES, their heirs, successors, administrators and/or assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, that they have a good right to sell and convey the same to the said GRANTEES, their heirs, administrators and/or assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, the said GRANTORS, by its CO-TRUSTEES, whose names are authorized to execute this conveyance, has hereto set its signature and seal this 25th day of FEBRUARY, 2019.

**MT. CALVARY INDEPENDENT
BAPTIST CHURCH**

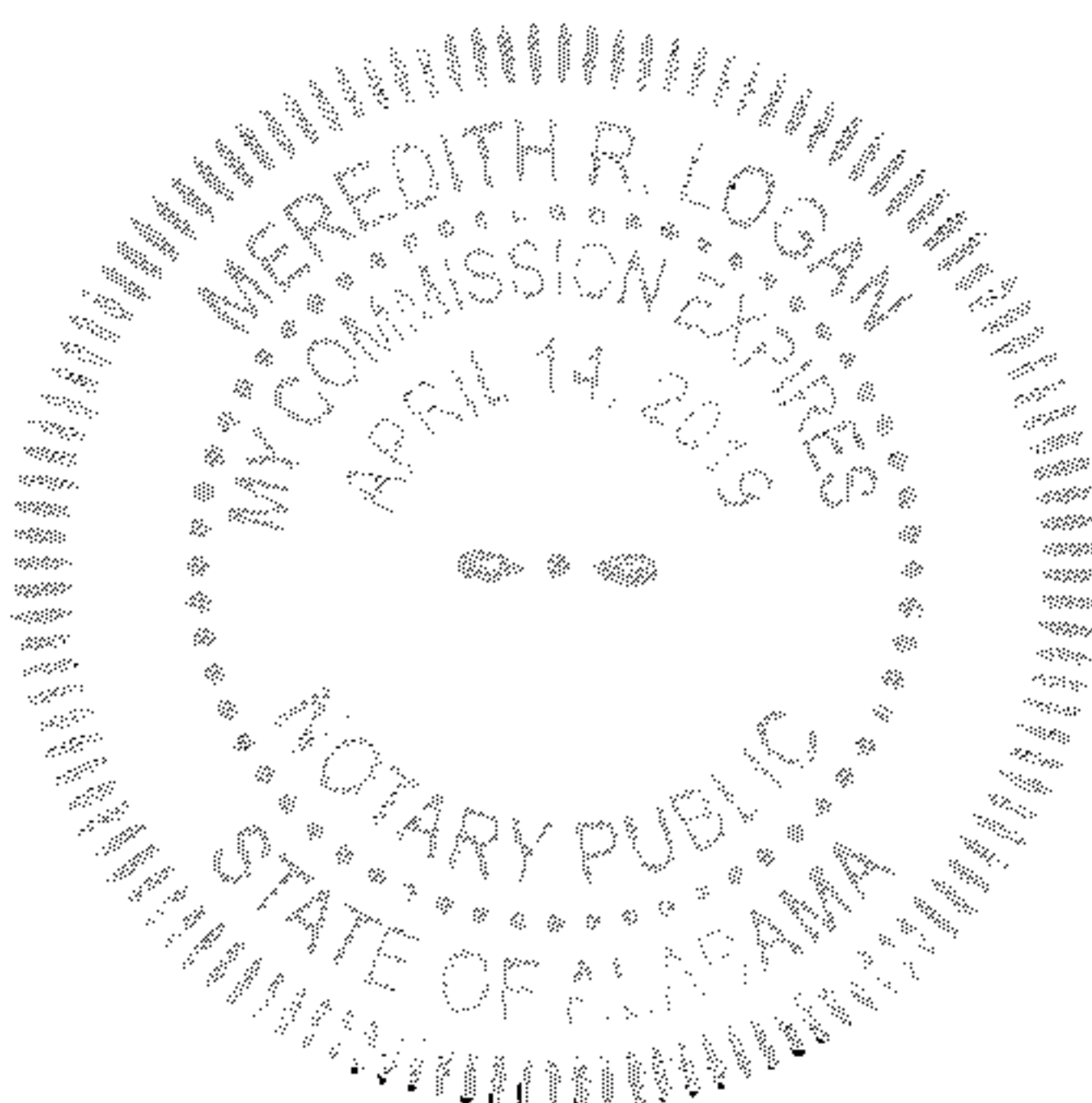

BARRY MCGOWIN, TRUSTEE


KAREN MCGOWIN, TRUSTEE

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County and State hereby certify that BARRY MCGOWIN and KAREN MCGOWIN as co-trustees, 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 conveyance, they as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25TH day of FEBRUARY, 2019.




NOTARY PUBLIC
My Commission Expires: 4/14/2019

Exhibit "A"

A parcel of land in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama, being part of the land described in a deed from the Full Gospel Church, Inc., recorded in Instrument # 1996-01808 of the Real Property records of Shelby County, Alabama and being more particularly described as follows:

Commencing at a $\frac{1}{2}$ inch rebar found for the Northeast corner of Section 8; thence North 89 degrees 58 minutes 20 seconds West a distance of 2678.12 feet to a grader blade found at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 8; thence South 00 degrees 31 minutes 55 seconds East a distance of 287.17 feet to a $\frac{3}{4}$ inch crimped iron found for the point of beginning; thence continue South 00 degrees 31 minutes 55 seconds East, a distance of 704.11 feet to a 1 inch rebar, found, on the North right of way line of the Southern Railroad; thence North 85 degrees 09 minutes 15 seconds East along the said railroad right of way, a distance of 210.59 feet to a $\frac{1}{2}$ inch rebar set with cap stamped "S. Wheeler RPLA # 16165"; thence North 00 degrees 31 minutes 55 seconds West a distance of 710.84 feet to a truck spring found at the Northeast corner of the herein described tract; thence South 83 degrees 20 minutes 05 seconds West a distance of 211.22 feet to the point of beginning.

Together with that certain non-exclusive easement as described in Deed Book 317, Page 243, in the Probate Office of Shelby County, Alabama, described as follows:

An easement of 30.0 feet on either side of the centerline described as follows:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 77.06 feet to the South right of way line of Alabama State Highway # 25; thence turn an angle of 96 degrees 08 minutes to the left and run along said right of way line a distance of 33.00 feet to the point of beginning; thence turn an angle of 96 degrees 08 minutes to the right and run a distance of 167.00 feet; thence turn an angle of 58 degrees 39 minutes 08 seconds to the left and run a distance of 70.26 feet to the point of ending. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Mt. Calvary Independent
 Mailing Address Baptist Church
26000 Highway 25
Wilsonville, AL 35186

Grantee's Name Grady William Covin
 Mailing Address Patricia Ann Covin
517 Hummingbird Lane
Wilsonville, AL 35186

Property Address 26000 Highway 25
Wilsonville, AL
35186

Date of Sale 2-25-19
 Total Purchase Price \$ 60,000

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2019 10:51:39 AM
 \$84.00 CHERRY
 20190401000102300

Ames Byrd

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 2-25-19

Print Meredith R. Logan

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one