

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-19-1813

Send Tax Notice To: Torrealba Territories, LLC
102 1st St N
Alabaster, AL 35007

20190821000306730
08/21/2019 12:00:07 PM
DEEDS 1/1

WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Sixty Six Thousand Dollars and No Cents (\$66,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Christian Life Fellowship**, whose mailing address is PO Box 1133, Calera AL 35040 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Torrealba Territories, LLC**, whose mailing address is 102 1st St N, Alabaster, AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 8265 Highway 31, Calera, AL 35040**; to wit;

A Parcel of land being part of Lots 2 & 3, Block 6 of Dunstan's Map of Calera, as recorded in Map Book 0, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of Lot 1, Block 6 of above said Dunstan's Map of Calera; thence S01° 10'00"W for a distance of 85.00' to the POINT OF BEGINNING; thence continue S01°10'00"W for a distance of 35.00'; thence N87°48'13"W for a distance of 150.00' to the Easterly R.O.W. line of U.S. Highway 31; thence N02°08'01"E and along said R.O.W. line for a distance of 35.00'; thence S87°48'13"E and leaving said R.O.W. line for a distance of 150.00' to the POINT OF BEGINNING. Said Parcel containing 0.12 acres, more or less.

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

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

IN WITNESS WHEREOF, the said Grantor, by its President, Mark Davis, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2019 12:00:07 PM
\$81.00 CHERRY
20190821000306730

Allen S. Bayl

CHRISTIAN LIFE FELLOWSHIP

Mark Davis
Mark Davis
President

State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Mark Davis, President of Christian Life Fellowship 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of August, 2019.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023

