

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25654

Send Tax Notice To: Christ Central Church of Calera

334 Chestnut Lane
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Open Door Independent Church**, (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 **Christ Central Church of Calera**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

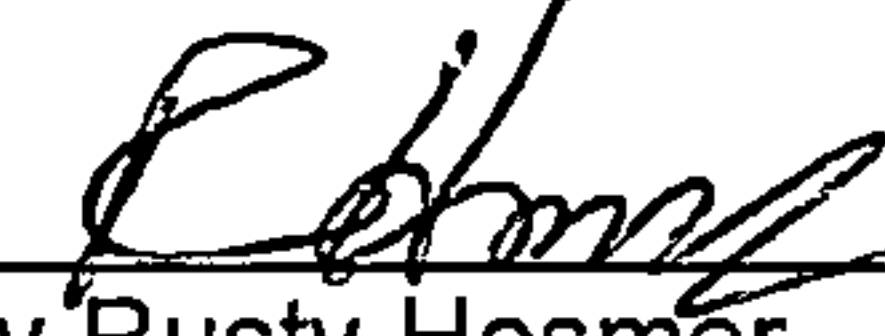
\$180,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Pastor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of August, 2019.

OPEN DOOR INDEPENDENT CHURCH



By Rusty Hosmer
Pastor

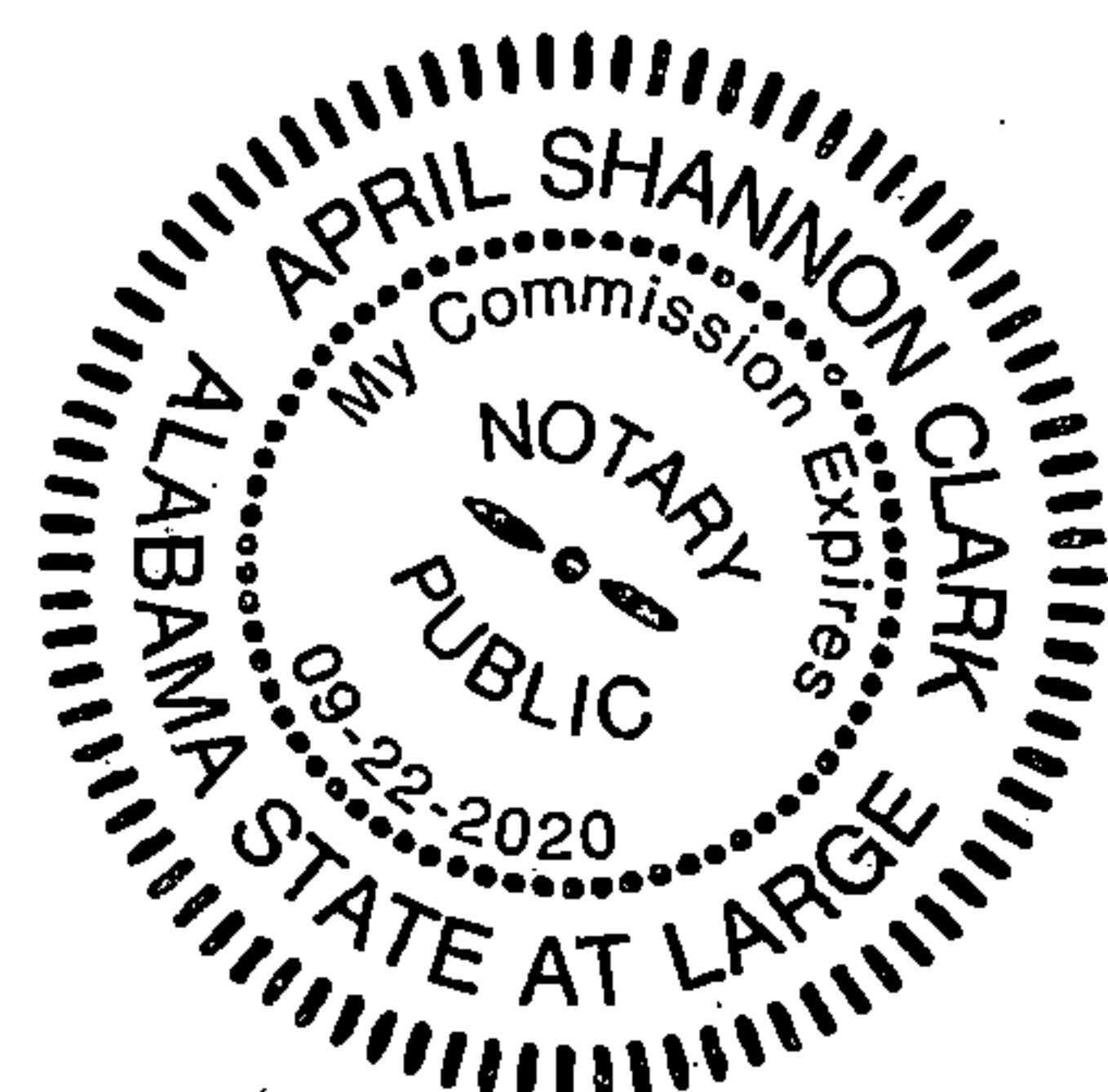
State of Alabama


County of Shelby

I, April Clark, a Notary Public in and for said County in said State, hereby certify that Rusty Hosmer as Pastor of Open Door Independent Church 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 22nd day of August, 2019.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2020




20190823000310440 1/3 \$91.00
Shelby Cnty Judge of Probate, AL
08/23/2019 11:11:21 AM FILED/CERT

Shelby County, AL 08/23/2019
State of Alabama
Deed Tax: \$70.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at an iron pin at the Northeast corner of Block 99, of the unrecorded Dunstan's Map of Calera, dated 1886 and filed in the Probate Office of Shelby County, Alabama; thence run West along the South right of way line of 2nd Avenue (80 feet width) for a distance of 459.29 feet to a point, said point being the point of beginning of the herein described parcel; thence leaving said South right of way line turn an angle of 88 degrees 5 minutes 8 seconds to the left and run 274.54 feet to an iron pin; thence turn an angle of 87 degrees 33 minutes 22 seconds to the right and run 121.03 feet to a point; thence turn an angle of 91 degrees 34 minutes 27 seconds to the right and run 275.55 feet to an iron pin on said South right of way line of 2nd Avenue; thence turn an angle of 88 degrees 57 minutes 20 seconds to the right and run 125.17 feet to the point of beginning.

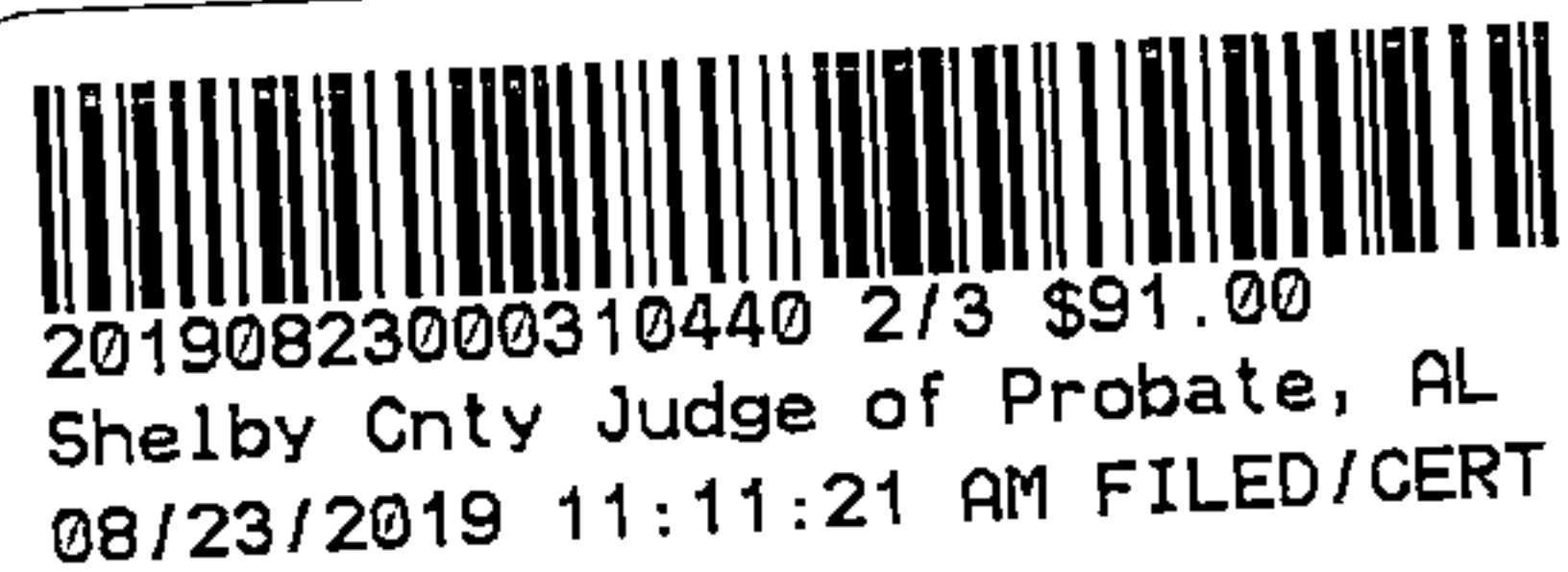
Being a part of Lots 9, 10, 11, 12, 13, 14, and 15, in Block 99, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

According to the survey of William L. Howell, PLS #16446, dated December 18, 2003..

PARCEL II:

Commence at an iron pin at the Northeast corner of Block 99 of the unrecorded Dunstan's Map of Calera dated 1886, and filed in the Probate Office of Shelby County, Alabama; thence run West along the South right of way line of 2nd Avenue (80 Foot width) 584.46 feet to an iron pin, said point being the point of beginning of the herein described parcel; thence leaving said South right of way line, turn an angle of 88 degrees 57 minutes 20 seconds to the left and run 275.55 feet to a point; thence turn an angle of 88 degrees 25 minutes 33 seconds to the right and run 68.47 feet to a point; thence turn an angle of 92 degrees 26 minutes 38 seconds to the right and run 276.29 feet to a point on said South right of way line of 2nd Avenue; thence turn an angle of 88 degrees 05 minutes 08 seconds to the right and run 64.26 feet to the point of beginning Situated in Shelby County, Alabama.

According to the survey of William L. Howell, PLS #16446. dated December 18, 2003.



Real Estate Sales Validation Form

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

Grantor's Name	Open Door Independent Church
Mailing Address	1295 2nd Ave
	Calera, AL 35040

Grantee's Name Christ Central Church of Calera
Mailing Address 334 Chestnut Lane
Alabaster, AL 35007

Property Address 1295 2nd Ave.
Calera, AL 35040

Date of Sale	August 22, 2019
Total Purchase Price	\$250,000.00

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
	Closing Statement		

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 of 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 August 20, 2019

Print Open Door Independent Church

Unattested

Sign K. Hand

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190823000310440 3/3 \$91.00
Shelby Cnty Judge of Probate, AL
08/23/2019 11:11:21 AM FILED/CERT

Form RT-1