

20191209000453010
12/09/2019 09:07:35 AM
DEEDS 1/5

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

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 grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **K SPRINGS CHURCH OF GOD, an Alabama corporation** (the “Grantor”), does hereby remise, release, quitclaim and convey unto **REDEMPTION CHURCH AT K-SPRINGS, an Alabama corporation** (hereinafter referred to as the “Grantee”), any and all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See Attached Exhibit “A.”

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, K SPRINGS CHURCH OF GOD, an Alabama corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 6th day of December, 2019.

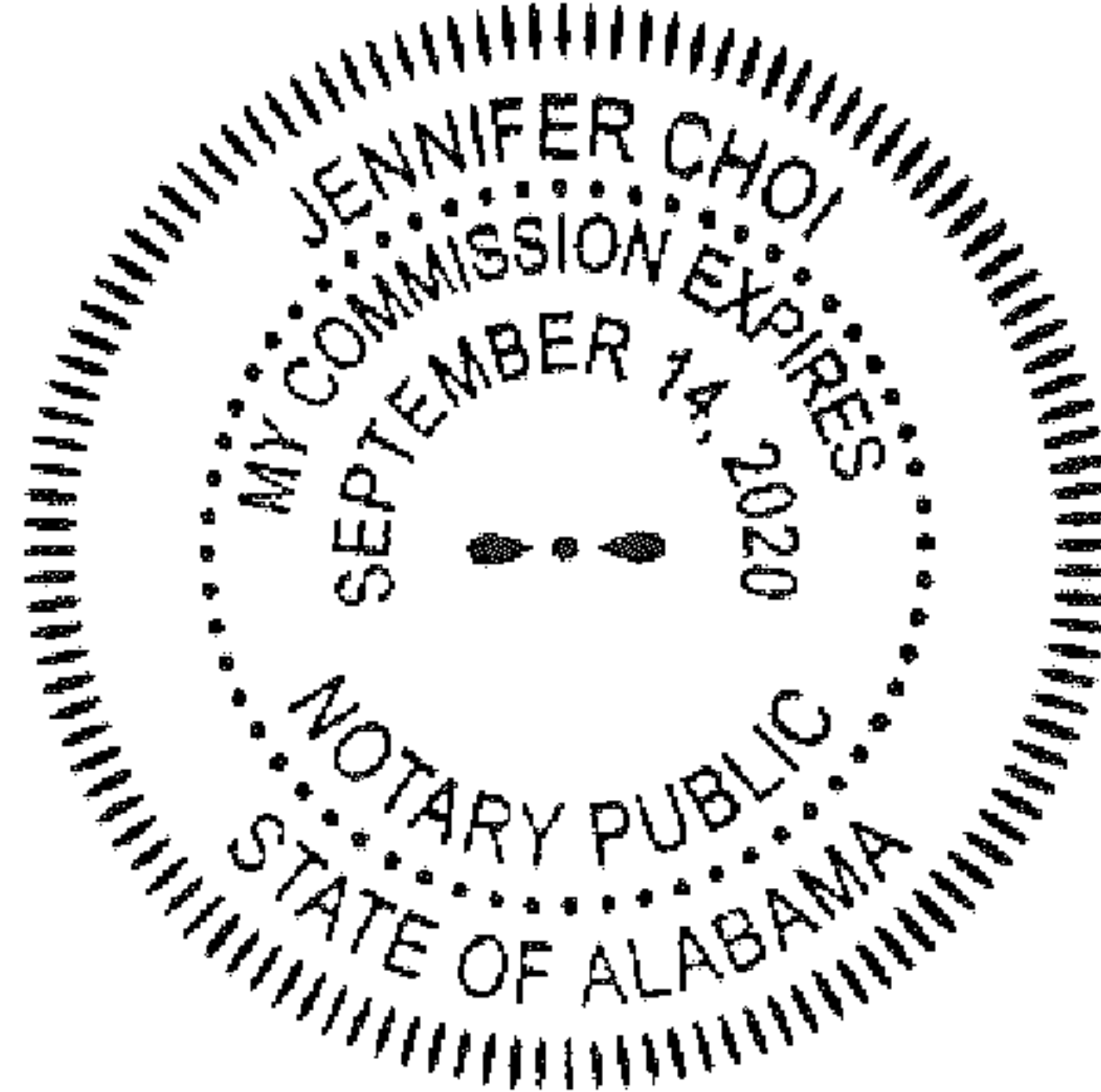
K SPRINGS CHURCH OF GOD,
an Alabama corporation

By: Rick Ferguson
Its: Chairman of the Board.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Rick Ferguson, whose name as Chairman of the Board of K SPRINGS CHURCH OF GOD, an Alabama corporation, 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 said instrument, he/she, as such officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 6th day of December 2019.



[Signature]
Notary Public

My commission expires: 9/14/2020

EXHIBIT "A"
LEGAL DESCRIPTION

Four parcels of land in the West Half of the Southwest Quarter of Section 4, Township 20 South, Range 1 West, being the same land described in deeds to K Springs Church of God recorded in Deed Book 251, pages 675 and 678, Deed Book 295, at Page 378 and Real Sook 147, at page 353 of the Real Property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

PARCEL 1:

Commence at the Southeast corner of the NW 1/4 of the SW 1/4, Section 4, Township 20 South, Range 1 West; thence run West along the South line of said 1/4-1/4 section a distance of 270.15 feet to the point of beginning; thence turn an angle of 115 deg. 38 min. to the left and run a distance of 179.50 feet to the Northwest right of way line of Shelby County Highway No. 39; thence turn an angle of 90 deg. 51 min. to the right and run along said highway right of way a distance of 565.10 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 103.12 feet; thence turn an angle of 27 deg. 36 min. to the right and run a distance of 995.63 feet; thence turn an angle of 95 deg. 16 min. 55 sec. to the right and run a distance of 464.61 feet to the West line of a lot as recorded in Deed Book 285, page 547 in the Office of the Judge of Probate, Shelby County; thence turn an angle of 78 deg. 58 min. 27 sec. to the right and run along the West line of said lot, a distance of 300.00 feet to a point on the North line of a new cemetery lot; thence turn an angle of 77 deg. 07 min. 38 sec. to the right and run along said, North line a distance of 184.10 feet; thence turn an angle of 99 deg. 50 min. to the left and run a distance of 304.07 feet to the point of beginning. Situated in the West half of the SW 1/4 of Section 4, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama. According to the survey of Frank W. Wheeler, dated May 7, 1975.

PARCEL 2:

Commence at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West; thence run West along the South line of said 1/4-1/4 section a distance of 5.05 feet; thence turn an angle of 87 deg. 23 min. to the right and run a distance of 106.55 feet to the Point of beginning; thence continue in the same direction a distance of 276.30 feet; thence turn an angle of 103 deg. 11 min. to the left and run a distance of 394.10 feet; thence turn an angle of 99 deg. 50 min. to the left and run a distance of 272.04 feet; thence turn an angle of 80 deg. 10 min. to the left and run a distance of 284.85 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

PARCEL 3:

Commence at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West; thence run West along the South line of said 1/4-1/4 section a distance of 5.05 feet to the point of beginning; thence turn an angle of 87 deg. 23 min. to the right and run a distance of 106.55 feet; thence turn an angle of 103 deg. 11 min. to the left and run a distance of 284.85 feet; thence turn an angle of 99 deg. 50 min. to the left and run a distance of 32.03 feet to the South line of said 1/4-1/4 section; thence continue in the same direction a distance of 179.50 feet to the North R.O.W. line of paved county highway; thence turn an angle of 89 deg. 09 min. to the left and run along said R.O.W. line a distance of 210.20 feet; thence turn an angle of 67 deg. 50 min. to the left and run a distance of 73.80 feet to the point of

beginning; situated in the W 1 /2 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Said Parcels 1, 2, and 3, being combined and being more particularly described as Parcel A.

PARCEL A:

Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 4, Township 20 South, Range 1 West; thence South 00 deg. 38 min. 09 sec. West along the West line of said sixteenth Section, a distance of 73.32 feet to a point on the North right of way of County Highway No. 39; thence South 65 deg. 13 min. 00 sec. West along said right of way a distance of 0.97 feet to a 3/4 inch pipe, found at the point of beginning; thence South 65 deg. 13 min. 00 sec. West along said right of way a distance of 776.30 feet to a 1/2 inch rebar set with a cap stamped "Wheeler CA0502"; thence North 24 deg. 47 min. 00 sec. West a distance of 103.13 feet to a 1/2 inch rebar set, with a cap stamped "Wheeler CA0502"; thence North 02 deg. 46 min. 38 sec. East a distance of 992.16 feet to a 1/2 inch crimped pipe, found; thence South 61 deg. 59 min. 05 sec. East a distance of 465.03 feet to a 1/2 inch crimped pipe, found; thence South 03 deg. 01 min. 22 sec. East a distance of 297.21 feet to a 1/2 inch crimped pipe, found; thence North 74 deg. 12 min. 00 sec. East a distance of 210.00 feet to a 1 inch pipe, found; thence South 02 deg. 37 min. 00 sec. East a distance of 275.30 feet to a 1 1/2 Inch pipe, found; thence South 02 deg. 37 min. 28 sec. East a distance of 180.35 feet to the point of beginning. According to survey of Sid Wheeler, RLS #16165, dated September 9, 1999.

PARCEL4:

A lot In the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, described as follows: Commence at the SW corner of Section 4, Township 20 South, Range 1 West; thence run North a distance of 273.18 feet to South R.O.W. line of a paved County Highway; thence turn an angle of 19 deg. 35 min. to the right and run a distance of 236.44 feet; thence turn an angle of 34 deg. 07 min. to the right and run a distance of 627.75 feet; thence turn an angle of 16 deg. 08 min. to the right and run a distance of 174.40 feet to a point on the South R.O.W. of said county Highway and the point of beginning; thence 83 deg. 08 min. to the right and run a distance of 297.59 feet; thence turn an angle of 90 deg. 01 min. to the left and run a distance of 311.50 feet; thence turn an angle of 80 deg. 53 min. to the left and run a distance of 301.27 feet to the South R.O.W. line of said County Highway; thence turn an angle of 99 deg. 08 min. to the left and run a distance of 359.35 feet to the point of beginning. Situated In the SW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Said parcel being further described as Parcel B.

PARCEL B:

Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 4, Township 20 South, Range 1 West; thence South 00 deg. 36 min. 09 sec. West along the West line of said sixteenth Section, a distance of 161.13 feet to a point; thence South 65 deg. 13 min. 00 sec. West a distance of 257.86 feet to a 1/2 inch rebar set, with a cap stamped "Wheeler CA0502", at the point of beginning; thence South 65 deg. 13 min. 00 sec. West a distance of 369.15 feet to a 1/2 Inch rebar set, with a cap stamped "Wheeler CA0502"; thence South 23 deg. 59 min. 21 sec. East a distance of 287.36 feet to an oak tree; thence North 65 deg. 59 min. 30 sec. East a distance of 311.60 feet to a concrete monument, found, thence North 14 deg. 53 min. 21 sec. West a distance of 301.27 feet to a point of beginning. According to survey of Sid Wheeler, RLS 16165, dated September 9, 1999.

Real Estate Sales Validation Form

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

Grantor's Name K SPRINGS CHURCH OF GOD
 Mailing Address 4176 COUNTY ROAD 39
CHELSEA, AL 35043

Grantee's Name REDEMPTION CHURCH AT K-SPRINGS
 Mailing Address 4176 COUNTY ROAD 39
CHELSEA, AL 35043

Property Address 4176 COUNTY ROAD 39
CHELSEA, AL 35043

Date of Sale 12/6/2019
 Total Purchase Price \$ 639,937.72

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
 12/09/2019 09:07:35 AM
 \$35.00 CHERRY
 20191209000453010

Ann S. 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 12/6/2019

Print BURT W. NEWSOME

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1