

Send tax notice to:
KESSTEAM, LLC
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020046

Shelby COUNTY

Consideration: \$100,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten Dollars and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **COMMUNITY BAPTIST CHURCH** whose mailing address is: P.O. BOX 579, MAYLENE, AL 35114 (hereinafter referred to as "Grantor") by **KESSTEAM, LLC** whose mailing address is: 3505 BENT RIVER ROAD, BIRMINGHAM, AL 35216 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Right of way granted to Alabama Power Company by Instrument recorded in Deed Book 102, Page 266: Deed Book 102, Page 264 and Deed Book 102, Page 265 in the Probate Office of Shelby County, Alabama.
3. Easements and rights of way granted to Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499 in said Probate Office.
4. Riparian and other rights created by the fact that the subject property fronts on Beaver Creek and its tributaries.
5. All matters set forth in Grant of Land Easement and Restrictive Covenants for underground facilities to Alabama Power Company as recorded in Instrument No. 20061212000601470 and Instrument No. 2005080300393820 in said Probate Office.
6. Restrictions appearing of record in Instrument No. 20051013000532900 and First Amendment as recorded in Instrument No. 2006122100062100, in said Probate Office.
7. Rights of parties in possession under unrecorded leases.
8. Easement for the operation and maintenance of a sewer line that runs from the Seller's property north of adjacent creek, crosses to south of creek, that runs adjacent to the Highway 17 and runs through Lacey's Grove into the Lacey's Grove sewer system. Said easement shall be limited to a minimum area of twenty feet (20") in width.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

IN WITNESS WHEREOF, the said Grantor, COMMUNITY BAPTIST CHURCH, by Lisa Etheridge and Garry Penhale, its Trustees, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 8 day of January, 2020.

COMMUNITY BAPTIST CHURCH

Lisa Etheridge
LISA ETHERIDGE, TRUSTEE

Garry Penhale
GARRY PENHALE, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Etheridge and Garry Penhale, whose names as Trustees of COMMUNITY BAPTIST CHURCH, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said church.

Given under my hand and official seal this the 8 day of January, 2020.

Notary Public

Print Name:

Commission Expires:

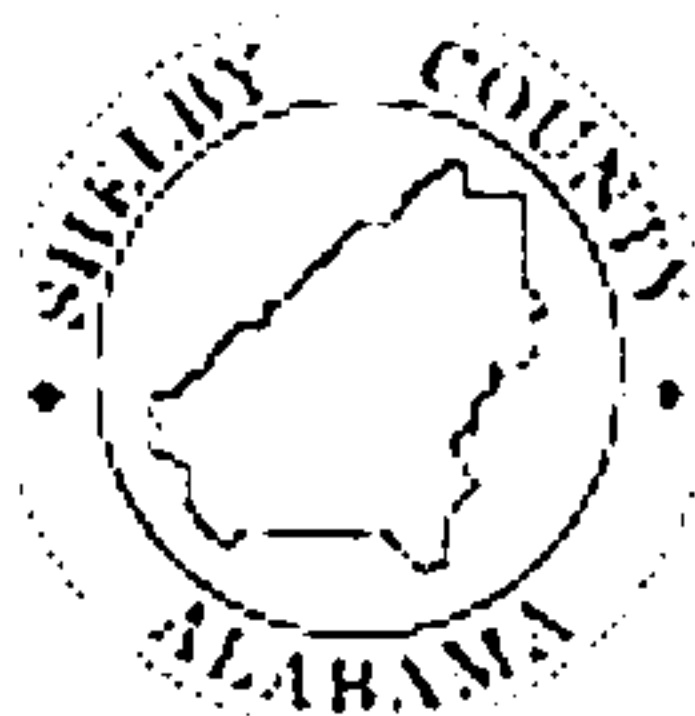
Carla S. Stewart
8 30 20

Legal Description:**EXHIBIT "A"**

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 89 degrees 07 minutes 55 seconds East along the North line of said section for a distance of 405.85 feet to a point lying in the center of an unnamed tributary to Beaverdam Creek, said point being the POINT OF BEGINNING; thence South 89 degrees 07 minutes 55 seconds East, continuing along the North line of said section a distance of 403.02 feet to a point lying on the centerline of Beaverdam Creek; thence Southerly and Easterly following the centerline of Beaverdam Creek for the next 19 calls; thence South 6 degrees 18 minutes 41 seconds West a distance of 84.48 feet to a point; thence North 79 degrees 28 minutes 10 seconds West a distance of 44.25 feet to a point; thence South 75 degrees 17 minutes 48 seconds West a distance of 51.07 feet to a point; thence South 26 degrees 41 minutes 44 seconds West a distance of 51.48 feet to a point; thence South 6 degrees 58 minutes 18 seconds West a distance of 14.02 feet to a point; thence South 73 degrees 29 minutes 49 seconds East a distance of 26.77 feet to a point; thence South 52 degrees 33 minutes 37 seconds East a distance of 121.10 feet to a point; thence South 7 degrees 06 minutes 14 seconds West a distance of 48.55 feet to a point; thence South 59 degrees 59 minutes 47 seconds East a distance of 33.24 feet to a point; thence South 24 degrees 37 minutes 04 seconds East a distance of 93.31 feet; thence South 64 degrees 08 minutes 12 seconds East a distance of 58.15 to a point; thence South 27 degrees 00 minutes 16 seconds East a distance of 39.50 feet to a point; thence South 18 degrees 03 minutes 27 seconds West a distance of 42.69 feet to a point; thence South 45 degrees 18 minutes 34 seconds East a distance of 85.64 feet to a point; thence South 40 degrees 39 minutes 35 seconds East a distance of 135.24 feet to a point; thence South 30 degrees 31 minutes 01 second West a distance of 48.16 feet to a point; thence South 73 degrees 16 minutes 14 seconds West a distance of 115.67 feet to a point; thence South 17 degrees 27 minutes 19 seconds West a distance of 93.44 feet to a point; thence South 89 degrees 53 minutes 30 seconds West, leaving the centerline of Beaverdam Creek, a distance of 919.55 feet to a point; thence North 88 degrees 35 minutes 56 seconds West a distance of 125.19 feet to a point; thence South 87 degrees 47 minutes 46 seconds West a distance of 13.91 feet to a point on the centerline of an unnamed tributary to Beaverdam Creek; thence Northerly and Easterly following the centerline of the unnamed tributary of Beaverdam Creek for the next 14 calls; thence North 8 degrees 51 minutes 37 seconds East a distance of 42.03 feet to a point; thence North 47 degrees 12 minutes 54 seconds East a distance of 55.25 feet to a point; thence North 83 degrees 19 minutes 30 seconds East a distance of 52.66 feet to point; thence North 30 degrees 11 minutes 04 seconds West a distance of 52.95 feet to a point; thence North 38 degrees 27 minutes 54 seconds East a distance of 67.61 feet to a point; thence North 22 degrees 32 minutes 22 seconds West a distance of 22.50 feet to a point; thence North 32 degrees 32 minutes 06 seconds East a distance of 49.89 feet to a point; thence North 62 degrees 33 minutes 05 seconds East a distance of 21.10 feet to a point; thence South 75 degrees 19 minutes 22 seconds East a distance of 67.63 feet to a point; thence South 51 degrees 11 minutes 13 seconds East a distance of

74.50 feet to a point; thence North 51 degrees 22 minutes 49 seconds East a distance of 96.33 feet to a point; thence South 81 degrees 09 minutes 21 seconds East a distance of 30.03 feet to a point; thence North 50 degrees 32 minutes 51 seconds East a distance of 76.84 feet to a point; thence North 68 degrees 34 minutes 46 seconds East a distance of 73.43 feet to a point; thence North 67 degrees 27 minutes 24 seconds West, leaving the unnamed tributary to Beaverdam Creek, a distance of 76.62 feet to a point on a curve to the right, said curve having a radius of 530.00 feet, an internal angle of 14 degrees 17 minutes 57 seconds, the chord of which bears North 60 degrees 18 minutes 25 seconds West for a distance of 131.93 feet; thence along the arc of said curve for a distance of 132.27 feet to a point of tangency; thence North 53 degrees 09 minutes 27 seconds West, along said tangent for a distance of 79.82 feet to a point lying on the Southeastern Right of Way of Crider Road as recorded in Lacey's Grove Phase 2, Map Book 38, Page 19, in the office of the Judge of Probate, Shelby County, Alabama; thence North 36 degrees 50 minutes 31 seconds East along said Right of Way for a distance of 60.00 feet to a point; thence South 53 degrees 09 minutes 27 seconds East, leaving said Right of Way for a distance of 79.82 feet to a point to a point of curve to the left, said curve having a radius of 470.00 feet, the chord of which is South 60 degrees 18 minutes 25 seconds East for a distance of 116.99 feet and an internal angle of 14 degrees 17 minutes 57 seconds; thence along the arc of said curve for a distance of 117.30 feet to a point of tangency; thence South 67 degrees 27 minutes 24 seconds East along said tangent for a distance of 49.18 feet to a point lying on the centerline of an unnamed tributary of Beaverdam Creek; thence Northerly and Easterly following the centerline of the unnamed tributary Beaverdam Creek for the next 15 calls; thence North 39 degrees 09 minutes 58 seconds East a distance of 64.27 feet to a point; thence North 18 degrees 07 minutes 40 seconds West a distance of 46.05 feet to a point; thence North 52 degrees 55 minutes 36 seconds West a distance of 54.87 feet to a point; thence North 12 degrees 46 minutes 44 seconds West a distance of 17.30 feet to a point; thence North 47 degrees 40 minutes 41 seconds East a distance of 70.88 feet to a point; thence South 80 degrees 59 minutes 41 seconds West a distance of 53.58 feet to a point; thence South 75 degrees 10 minutes 33 seconds West a distance of 22.09 feet to a point; thence North 2 degrees 51 minutes 49 seconds West a distance of 44.93 feet to a point; thence North 47 degrees 51 minutes 28 seconds East a distance of 54.39 feet to a point; thence North 82 degrees 35 minutes 08 seconds East a distance of 29.81 feet to a point; thence North 61 degrees 41 minutes 59 seconds East a distance of 25.07 feet to a point; thence North 0 degrees 48 minutes 03 seconds West a distance of 41.70 feet to a point; thence North 4 degrees 22 minutes 37 seconds West a distance of 53.36 feet to a point; thence North 2 degrees 45 minutes 12 seconds West a distance of 43.86 feet to a point; thence North 48 degrees 04 minutes 59 seconds East a distance of 15.07 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2020 10:15:57 AM
 \$131.00 CHERRY
 20200110000014070

Allen S. Bayl