

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Church of the Highlands, Inc.
3660 Grandview Parkway
Suite 100
Birmingham AL 35243

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **THE SALVATION ARMY**, a Georgia corporation (the "Grantors"), by **CHURCH OF THE HIGHLANDS, INC.**, an Alabama non-profit corporation ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Addresses:	Grantee's Name and Mailing Address:
The Salvation Army	Church of the Highlands, Inc.
c/o Major Charles M. Powell	3600 Grandview Parkway, Suite 100
2016 26 th Avenue North, Birmingham, AL 35234	Birmingham, AL 35243

Property Address:	See Legal Description Exhibit A
Date of Sale:	September 23, 2020
Total Purchase Price:	\$950,000.00
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Closing Statement

[Signature pages to follow.]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of September 23, 2020.

GRANTORS:

THE SALVATION ARMY, a Georgia corporation

JAMES K. SEILER, TREASURER

By: 

Name:

Title:

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that JAMES K. SEILER, TREASURER, whose name as _____ of The Salvation Army, a Georgia 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 and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 17th day of September, 2020.

WILLENE SEARCY
NOTARY PUBLIC

FULTON COUNTY, GEORGIA Notary Public

AFFIX SEAL

My commission expires: _____

My Commission Expires

03-05-2023

03-05-2023

This Instrument Prepared By:
Baker Findley
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North, Suite 2400
Birmingham, AL 35203

EXHIBIT A**Description of the Property**

A parcel of land situated in the Northwest quarter of the Southwest quarter and the Southwest Quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West and run in a Southerly direction along the West line of said quarter-quarter section for a distance of 189.38 feet to a point; thence turn an angle to the left of $92^{\circ} 41' 39''$ and run in an Easterly direction for a distance of 208.71 feet to a point; thence turn an angle to the right of $92^{\circ} 41' 39''$ and run in a Southerly direction for a distance of 208.71 feet to a point; thence turn an angle to the left of $92^{\circ} 41' 39''$ and run in an Easterly direction for a distance of 348.16 feet to a point; thence turn an angle to the left of $14^{\circ} 40' 56''$ and run in a Northeasterly direction for a distance of 248.26 feet to a point on the Westerly right of way line of Alabama Highway No 119; thence turn an angle to the left of $88^{\circ} 21' 27''$ (angle measured to chord) and run in a Northerly direction along the arc of a curve to the right, having a radius of 1949.86 feet and a central angle of $17^{\circ} 54' 35''$ and along said Westerly right of way line of Alabama Highway No. 119 for a distance of 609.49 feet to a point; thence turn an angle to the left of $73^{\circ} 36' 26''$ (angle measured to chord) and run in a Westerly direction for a distance of 209.57 feet to a point; thence turn an angle to the right of $84^{\circ} 24' 27''$ and run in a Northerly direction for 32.11 feet to a point; thence turn an angle to the left of $84^{\circ} 51' 51''$ and run in a Westerly direction for a distance of 416.55 feet to a point on the Westerly line of the Northwest quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West; thence turn an angle to the left of $91^{\circ} 12' 06''$ and run in a Southerly direction along the Westerly line of said quarter-quarter section line for a distance of 329.62 feet to the point of beginning.

Also described as:

A parcel of land located in the Southwest one quarter of Section 14, Township 21 South, Range 3 West Shelby County, Alabama. Said parcel being more particularly described as follows:
Commence at a found 1/2 inch rebar marking the Southwest corner of said section 14; thence run North 00 Degrees 17 Minutes 17 Seconds West along the West line of said Section for a distance of 566.18 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence continue along the last described course for 550.41 feet to a found 1/2 inch open top pipe, said point marking the POINT OF BEGINNING of the parcel herein described; thence run North 00 Degrees 20 Minutes 24 Seconds West along said West line for a distance of 511.77 feet to a found capped rebar stamped EDG; thence leaving said West line run North 89 Degrees 53 Minutes 41 Seconds East for a distance of 416.52 feet to a found capped rebar; thence run South 05 Degrees 13 Minutes 30 Seconds East for a distance of 32.11 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 89 Degrees 37 Minutes 57 Seconds East for a distance of 209.53 feet to a found nail, said point lying on the West right of way of Alabama Highway 119, said point lying on a curve turning to the left having radius of 1949.84 feet, a central angle of 17 Degrees 54 Minutes 39 Seconds, a chord bearing of South 16 Degrees 01 Minutes 37 Seconds East, a chord length of 607.05 feet, thence run along the arc of said curve and along said right of way for a distance of 609.53 feet to a found 3/4 inch open top pipe; thence South 72 Degrees 18 Minutes 00 Seconds West for a distance of 248.21 feet to a found 3/4 inch open top pipe; thence South 87 Degrees 02 Minutes 42 West for a distance of 348.20 feet to a found capped rebar stamped Blain; thence N 00 Degrees 17 Minutes 06 Seconds East for a distance of 208.76 feet to a found capped rebar stamped Blain; thence S 86 Degrees 57 Minutes 06 Seconds West for a distance of 208.60 feet to the POINT OF BEGINNING.

Exhibit B

Exceptions

1. Taxes for the year 2020 and subsequent years not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 217, Page 123; Book 150, Page 378 and Deed Book 217, Page 90.
3. Plantation Pipeline Easement as recorded in Deed Book 112, Page 383 and Deed Book 112, Page 588.
4. Request for Permit to Cross Right of Way and Facilities of Plantation Pipe Line Company as recorded in Real Volume 298, Page 182.
5. Right of Way to Shelby County as recorded in Deed Book 124, Pages 227; Deed Book 217, Page 418 and Deed Book 249, Page 704.
6. Right of Way granted to Alabaster Water and Gas as recorded in Inst. # 1997-1396.

