

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 COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER**, an Alabama non-profit 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:

Grantor's Names and Mailing Addresses:	Grantee's Name and Mailing Address:
The Commercial Development Authority of the City of Alabaster	Church of the Highlands, Inc.
1953 Municipal Way	3600 Grandview Parkway, Suite 100
Alabaster, AL 35007	Birmingham, AL 35243

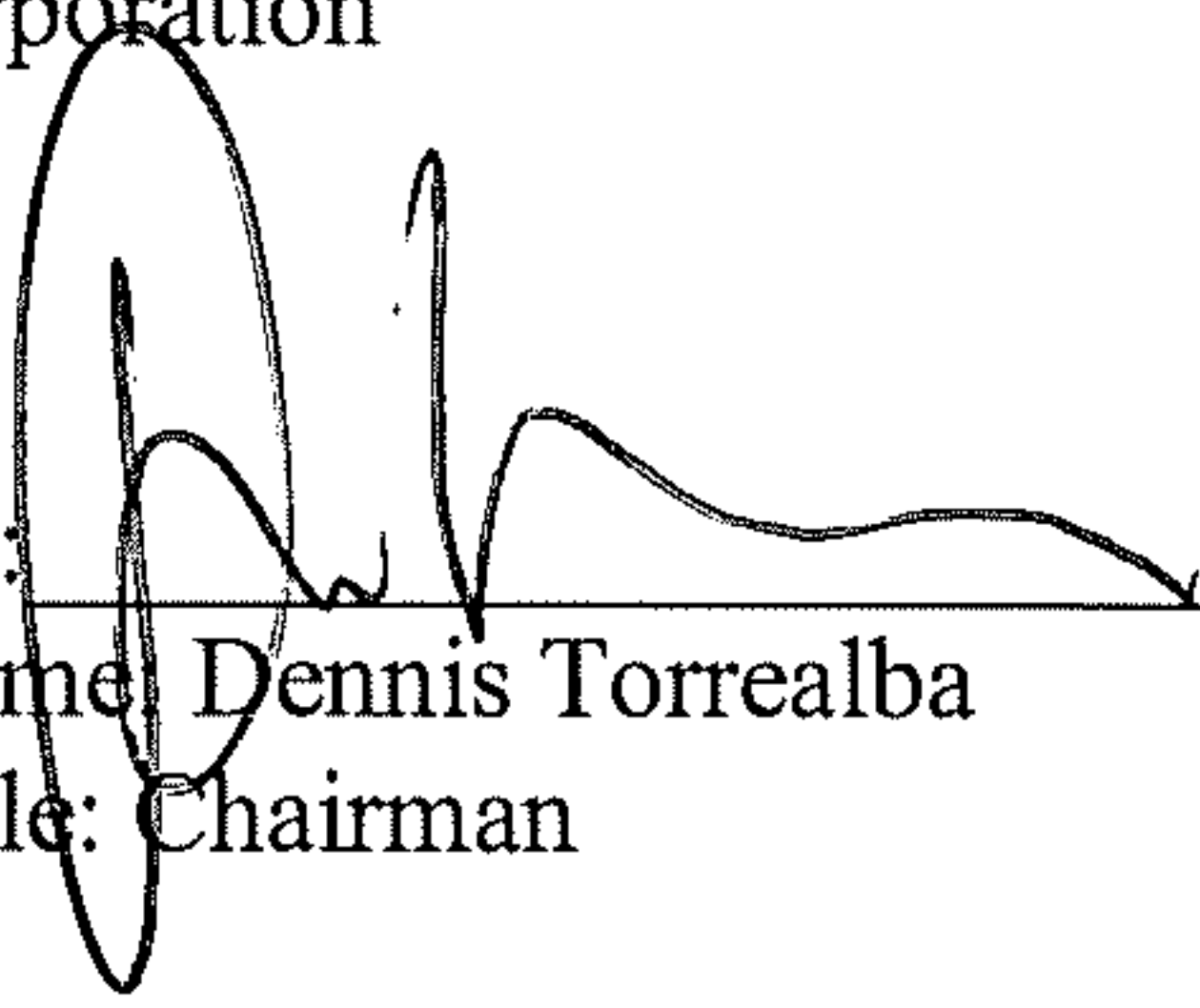
Property Address:	See Legal Description Exhibit A
Date of Sale:	September 23 , 2020
Total Purchase Price:	\$10.00
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Contract

[Signature pages to follow.]

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

GRANTORS:

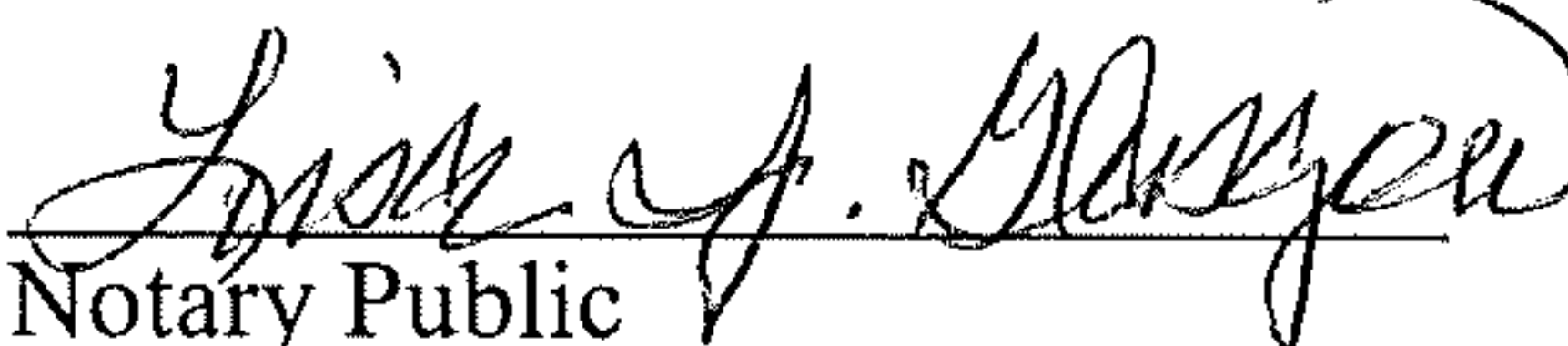
**THE COMMERCIAL DEVELOPMENT
AUTHORITY OF THE CITY OF
ALABASTER**, an Alabama non-profit
corporation

By: 
Name: Dennis Torrealba
Title: Chairman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Dennis Torrealba, whose name as Chairman of The Commercial Development Authority of the City of Alabaster, an Alabama non-profit 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 23rd day of September, 2020.


Notary Public

AFFIX SEAL

My commission expires: February 28, 2022

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

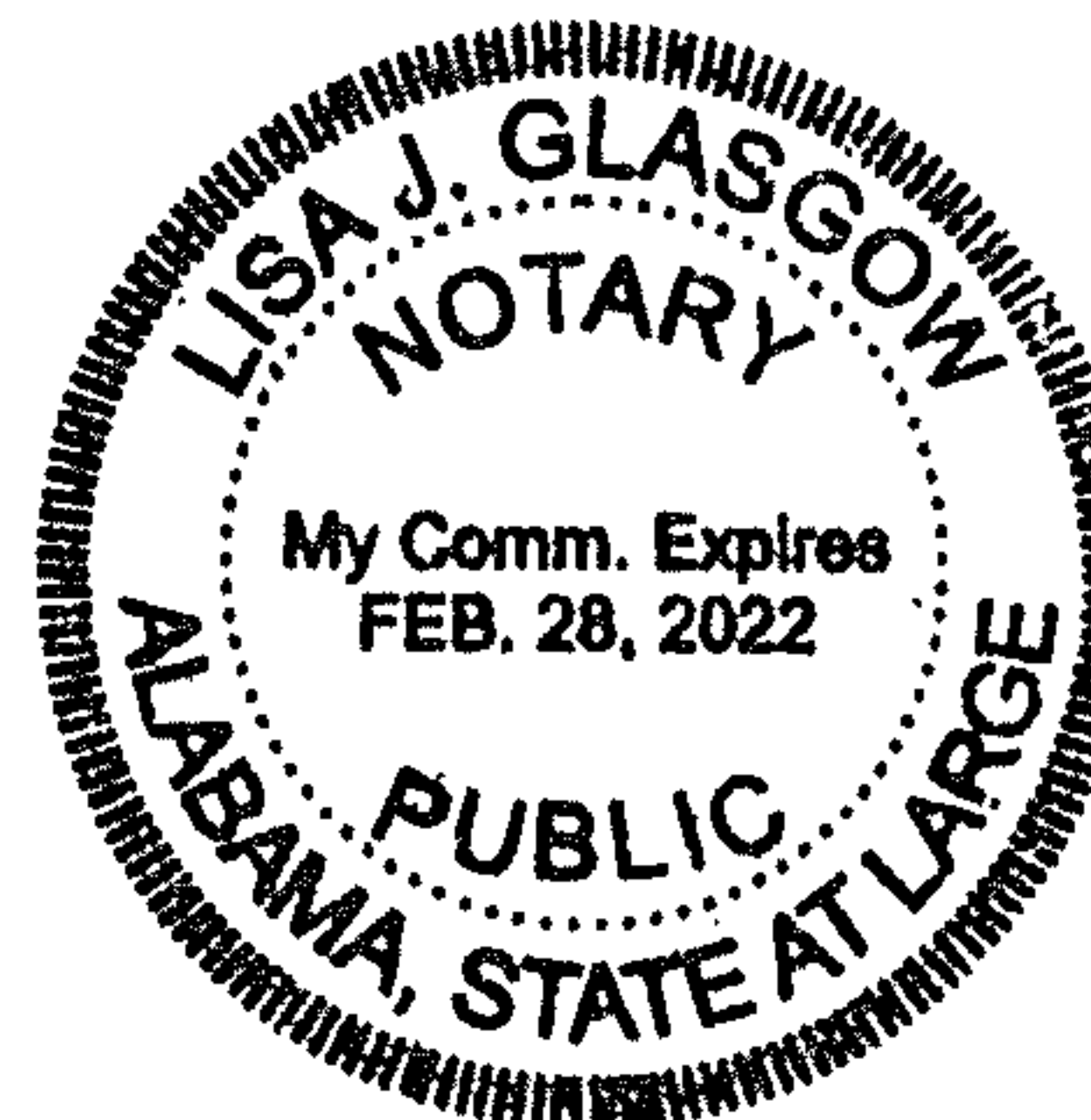


EXHIBIT A

Description of the Property

Commence at the Southwest corner of Section 14, Township 21 South, Range 3 West; thence run North along the West line of said Section 14, a distance of 908.30 feet to the point of beginning; thence continue North along the West line of said Section 14 a distance of 208.71 feet; thence turn an angle of 87 degrees 53 minutes 15 seconds to the right and run a distance of 208.71 feet; thence turn an angle of 92 degrees 06 minutes 45 seconds to the right and run 208.71 feet; thence turn an angle of 87 degrees 53 minutes 15 seconds to the right and run a distance of 208.71 feet to the West line of Section 14, and the point of beginning.

Situated in Section 14, Township 21 South, Range 3 West, Shelby County, Alabama. Also described as:

A parcel of land located in the Southwest one quarter of Section 14, Township 21 South, Range 3 West

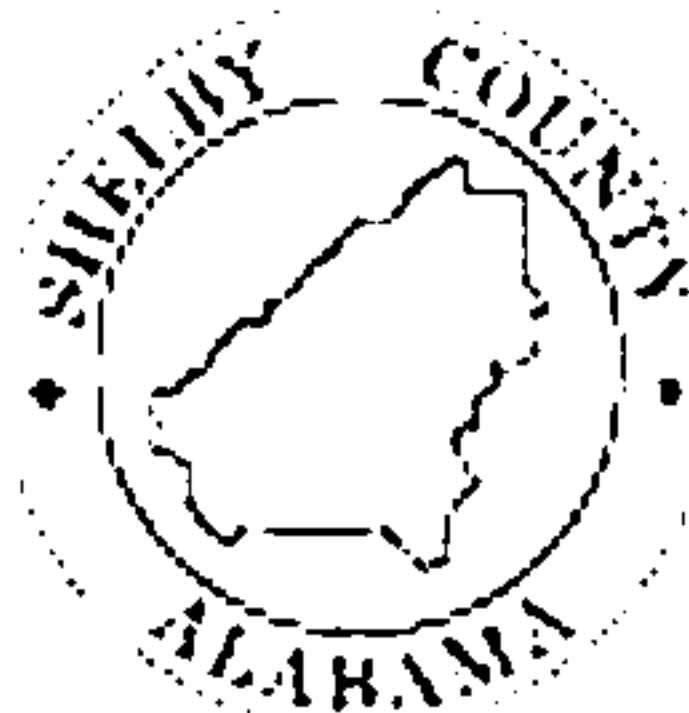
Shelby County, Alabama. Said parcel being more particularly described as follows:

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 a distance 341.99 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point marking the POINT OF BEGINNING of the parcel herein described; thence continue along the last described course for a distance of 208.42 feet to a found 1/2 inch open top pipe; thence North 86 Degrees 57 Minutes 06 Seconds East for a distance of 208.60 feet to a found 5/8 inch capped rebar Blain; thence South 00 Degrees 17 Minutes 06 Seconds East for a distance of 208.76 feet to a found 5/8 inch capped rebar Blain; thence South 87 Degrees 02 Minutes 42 Seconds West for a distance of 208.57 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 Deed Book 217, Page 123; Deed Book 15, page 378 and Deed Book 217, Page 90
3. Right of Way to Shelby County recorded in Deed Book 217, Page 418 and Deed Book 249, Page 704
4. Right of Way to including limited rights of access as granted to the State of Alabama by Instrument recoded in Deed Book 133, Page 594.
5. Right of Way Granted to the Alabaster Water and Gas Board as recorded in Inst. #1997-1396.
6. Easement reserved to the Alabaster Water Board as set out in Instrument 20200204000046470.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 12:11:14 PM
\$34.50 CHARITY
20200924000429940

Allen S. Bayl