



20201008000458380 1/7 \$321.00  
Shelby Cnty Judge of Probate, AL  
10/08/2020 04:06:33 PM FILED/CERT

**SOURCE OF TITLE: Deed, recorded, September 6, 1956, at Deed Book M, Page 88.**

This Instrument Prepared by:

Terry McElheny

North Alabama Conference

United Methodist Church

898 Arkadelphia Road

Birmingham, AL 35204

Send Tax Notice To:

**THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE**

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**: KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the sum of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, paid by the grantees herein, the receipt and adequacy of which is hereby acknowledged, we the undersigned, being duly authorized members of the **Board of Trustees of Mt. Tabor United Methodist Church**, and acting for and on behalf of Mt. Tabor United Methodist Church, an unincorporated religious body (hereinafter "Grantor"), do, in accordance with the provisions of the United Methodist Church *Book of Discipline 2016*, and on behalf of and as the act of said Grantor, grant, bargain, sell and convey unto:

**Mt. Tabor Cemetery Association, Inc.**, an Alabama nonprofit corporation

(hereinafter "Grantee"), all of Grantor's right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

**See Exhibit "A" attached hereto and made a part hereof for a description of the property being conveyed (the "Property").**

This Property is conveyed subject to the following:

- (1) General and special taxes or assessments, if any, for 2020, and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by Grantor;
- (3) Taxes or special assessments which are not shown as existing liens by public records; and
- (4) Easements, or claims of easements, not shown by the public records.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever.

**IN WITNESS WHEREOF**, Grantor, by and through its duly authorized officers, has hereto set its signature and seal on the 9<sup>th</sup> day of AUGUST, 2020.

**Mt. Tabor United Methodist Church,  
An unincorporated religious body**

By: Robert Moore  
Robert Moore, Member, Board of Trustees

By: Linda Hoagland  
Linda Hoagland, Member, Board of Trustees

**STATE OF ALABAMA** )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Moore and Linda Hoagland, whose names are signed to the foregoing conveyance as members of the Board of Trustees of Mt. Tabor United Methodist Church, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date as the act of and on behalf of Mt. Tabor United Methodist Church.

Given under my hand and official seal on August 9, 2020.

Jean A. Sandifur  
Notary Public

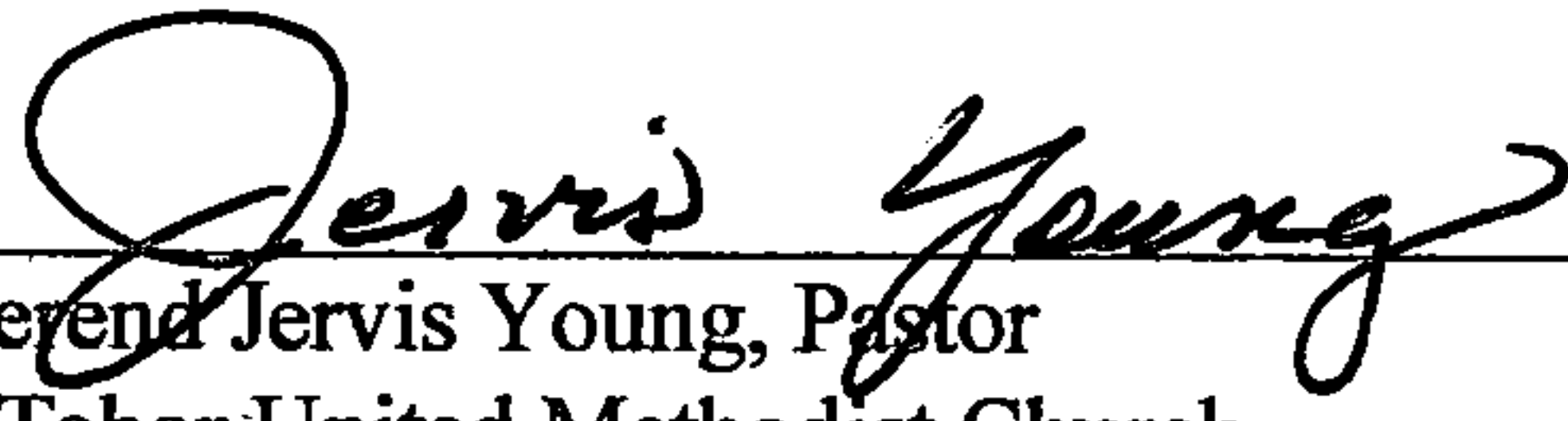
Commission Expires November 18, 2022



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**Consent to Disposition of Church Property**

The undersigned, being the Pastor of Mt. Tabor United Methodist Church, does hereby consent to the sale of the above and foregoing property by Mt. Tabor United Methodist Church, and does further certify that he has, in connection with this consent, ensured that the requirements of ¶2540 of *The Book of Discipline of the United Methodist Church*, 2016 edition, have been met.

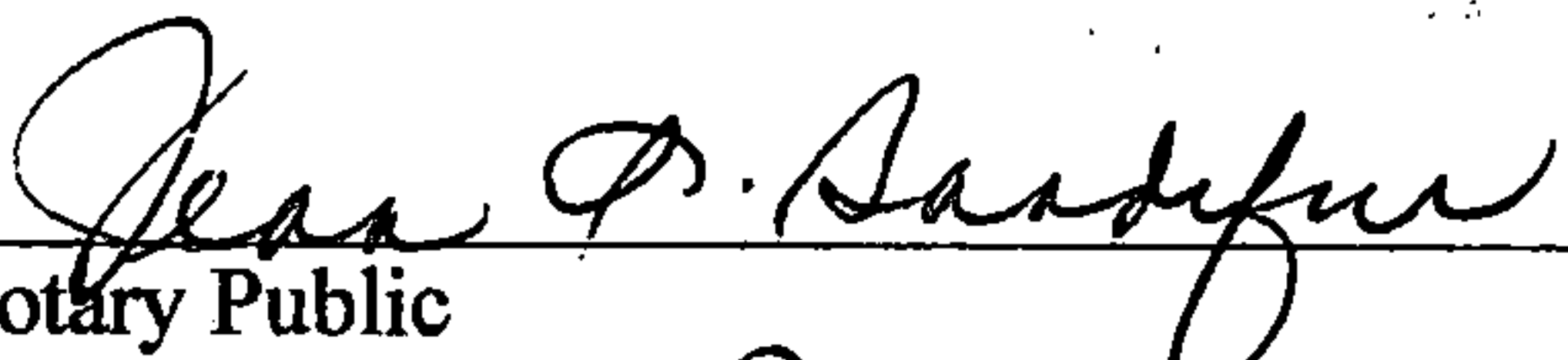
  
Reverend Jervis Young, Pastor  
Mt. Tabor United Methodist Church

STATE OF ALABAMA )


Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reverend Jervis Young, whose name is signed to the above and foregoing instrument as Pastor of Mt. Tabor United Methodist Church, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing, he did execute the said instrument on the day the same bears date.

Given under my hand and official seal on August 9, 2020.

  
Notary Public

Commission Expires November 18, 2022

  
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**Consent to Disposition of Church Property**

The undersigned, being the District Superintendent of the South Central District of the North Alabama Conference of the United Methodist Church, Inc., does hereby consent to the sale of the above and foregoing property by Mt. Tabor United Methodist Church, and does further certify that he has, in connection with this consent, ensured that the requirements of ¶2540 of *The Book of Discipline of the United Methodist Church*, 2016 edition, have been met.



Rev. Dr. Rick Owen, District Superintendent  
South Central District, North Alabama Annual  
Conference, United Methodist Church, Inc.

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rev. Dr. Rick Owen, whose name is signed to the above and foregoing instrument as the District Superintendent of the Central District, North Alabama Annual Conference, United Methodist Church, Inc., and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing, he did execute the said instrument on the date same bears date.

Given under my hand and official seal on August 9, 2020.

Jean A. Sandiford  
Notary Public

Commission Expires November 18, 2022



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## EXHIBIT "A"

Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S 01°17'51" E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  line, a distance of 58.30 feet, to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N 89°52'52" E along said right of way a distance of 575.40' to the POINT OF BEGINNING; thence S 01°16'37" W a distance of 84.19; thence S 57°35'40" W a distance of 120.68; thence S 08°52'02" E a distance of 158.50'; thence S 79°19'35" W a distance of 13.41'; thence S 00°07'11" E a distance of 26.18'; thence N 89°26'02" E a distance of 144.11'; thence N 02°41'42" E a distance of 333.20' to said southerly right of way; thence S 89°52'52" W along said right of way a distance of 67.32' to the POINT OF BEGINNING.

Containing 0.93 acres, more or less.

EASEMENT 1: Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S 01°17'51" E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  line, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N 89°52'52" E along said right of way a distance of 599.04' to the POINT OF BEGINNING; thence S 3°51'30" W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of 43°58'22"; and subtended by a chord which bears S 25°50'41" W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S 47°49'52" W a distance of 43.89'; thence S 47°49'52" W a distance of 65.87' to the POIN OF ENDING.

EASEMENT 1: Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S 01°17'51" E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  line, a distance of 58.30 feet, to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N 89°52'52" E along said right of way a distance of 599.04'; thence S 3°51'30" W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of 43°58'22"; and subtended by a chord which bears S 25°50'41" W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S 47°49'52" W a distance of 43.89' to the POINT OF BEGINNING; thence N 69°47'39" a distance of 53.28' to the POINT OF ENDING.

The same property being shown and described as Parcel 2 on the attached Boundary Survey, prepared by William D. Callahan, Jr., Alabama Licensed Land Surveyor No. 28251, and identified as Project # 08-05009.



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## EXHIBIT "A"

Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S 01°17'51" E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW) and the POINT OF BEGINNING; thence N 89°52'52" E along said right of way a distance of 575.40'; thence S 01°16'37" W a distance of 84.19; thence S 57°35'40" W a distance of 120.68; thence S 08°52'02" E a distance of 158.50'; thence S 79°19'35" W a distance of 13.41'; thence S 00°07'11" E a distance of 26.18'; thence S 89°26'02" W a distance of 475.43' to the West line of said  $\frac{1}{4}$   $\frac{1}{4}$ ; thence N 01°16'44" W, a distance of 337.70' to the POINT OF BEGINNING.

Containing 3.93 acres, more or less.

The same property being shown and described as Parcel 1 on the attached Boundary Survey, prepared by William D. Callahan, Jr., Alabama Licensed Land Surveyor No. 28251, and identified as Project # 08-05009.



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# Real Estate Sales Validation Form

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

Grantor's Name Mt. Tabor United Methodist Church Grantee's Name Mt. Tabor Cemetery Assoc  
Mailing Address 4419 Old Hwy 280 Mailing Address 4419 Old Hwy. 280  
Westover, AL 35147 Westover, AL 35147

Property Address 4419 Old Hwy. 280 Date of Sale August 9, 2020  
Westover, AL 35147 Total Purchase Price \$



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Actual Value \$  
or  $\frac{1}{2}$  280,770 This is a 2021  
Assessor's Market Value \$561,540 split. no ind.

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) **values available.**

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ 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 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 \_\_\_\_\_

Print Sondra O'Kelley

Unattested

Sign Sondra O'Kelley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Sarah Robinson

10/8/2020

This is a split for 2021. Both lots will not have their own value until the next tax year.