

## DIVISION DEED TO PARISH

STATE OF ALABAMA

COUNTY OF SHELBY



20210505000224490 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
05/05/2021 02:26:18 PM FILED/CERT

<u>Grantor's Name and Address:</u> <b>Bishop of Birmingham in Alabama, a Corporation Sole</b> 2121 3 <sup>rd</sup> Avenue North Birmingham, AL 35203	<u>Grantee's Name and Address:</u> <b>St. Mark the Evangelist Catholic Parish, Birmingham</b> 7340 Cahaba Valley Road (Highway 119) <b>Mailing Address:</b> P. O. Box 380396 (35238-0396) Birmingham, AL 35242
<u>Property Address If Available:</u>  7340 Cahaba Valley Road (Highway 119) Birmingham, AL 35242	<u>Date of Conveyance:</u> <b>April 23</b> , 2021  <u>Fair Market Value per Tax Assessor:</u> \$ 19,461,850

WHEREAS, to ensure that the separate juridic persons of the Bishop of Birmingham in Alabama, a Corporation Sole (the "**Diocese**"), and St. Mark the Evangelist Catholic Parish, Birmingham, and all other entities affiliated with St. Mark the Evangelist Catholic Parish, Birmingham (collectively referred to herein as the "**Parish**"), under the Code of Canon Law of the Roman Catholic Church, are more clearly reflected in their civil law organizational structures, the Parish has separately incorporated as ST. MARK THE EVANGELIST CATHOLIC PARISH, BIRMINGHAM, an Alabama nonprofit corporation (the "**Corporation**"), under the laws of the State of Alabama;

WHEREAS, pursuant to said described separate incorporation, the Diocese is transferring the real property herein below to the Corporation as a part of the division between the Diocese and the Parish (the "**Division**"), whereby the Diocese and Parish become two separate entities under the laws of the State of Alabama; and

WHEREAS, said transfer of real property contemplated by the Division is a tax-exempt transfer between the Diocese and Corporation pursuant to Section 40-22-5.1, *Code of Alabama* (1975), which exempts payment of recordation tax on transfers where a religious organization divides into two or more similar organizations.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, BISHOP OF BIRMINGHAM IN ALABAMA, a Corporation Sole (herein called "**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY unto ST. MARK THE EVANGELIST CATHOLIC PARISH, BIRMINGHAM, an Alabama nonprofit corporation (herein called "**Grantee**"), and its successors and assigns forever, the real property, situated, lying and being in the State of Alabama, County of Shelby, more particularly described and set forth on Exhibit A attached hereto and incorporated herein, subject, however, to all those matters, if any set forth on the said Exhibit A, and all rights of way, easements, covenants, restrictions and reservations of record.

It is the intent of Grantor to convey to Grantee all of Grantor's rights, title and interests in said property herein conveyed;

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining;

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

IN WITNESS WHEREOF, the said Grantor has executed this deed this the 28 day of April, 2021.



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**BISHOP OF BIRMINGHAM IN ALABAMA, a  
Corporation Sole:**

*+ Steven Raica*

By: Most Reverend Steven J. Raica  
As: Its Bishop

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MOST REVEREND STEVEN J. RAICA, in his capacity as Bishop of Birmingham in Alabama, a Corporation Sole, and with full authority, signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

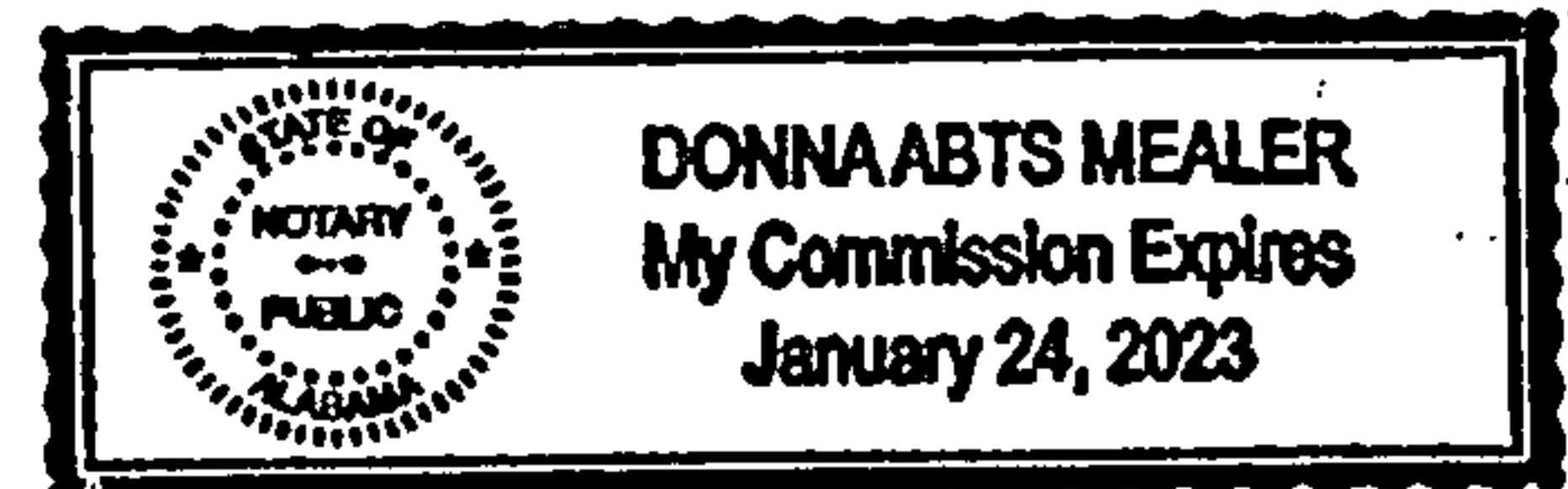
Given under my hand and official seal on this the 28 day of April, 2021.

*Donna Abts Mealer*

NOTARY PUBLIC

State of Alabama at Large

My Commission Expires:



This instrument prepared by:  
F. Grey Redditt, Esq.  
Maynard Cooper & Gale, P.C.  
RSA Battle House Tower  
11 North Water Street, Suite 24290  
Mobile, AL 36602-5027  
(251) 432-0001



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**EXHIBIT A**  
**to Statutory Warranty Deed**

Lot 3A, according to the Resurvey of Lot 3, Brook Highland Commercial No. 3, as recorded in Map Book 26, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama.

**AND**

Unit 18-A, according to a Resurvey of Lots 2A, 13A, 14A, 18A and 19A of Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument #20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument #20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument #20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument #20020521000241450 and which is also separately recorded in Map Book 37, Page 78 in said Probate Office.

*Said condominium is also recorded in said Probate Office.*

Please Return To:  
Cahaba Title, Inc.  
1900 Indian Lake Drive  
Birmingham, AL 35244