

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27260

Send Tax Notice To: Rose Marie Dennis

117 Cedar Cove Lane
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Five Thousand Dollars and No Cents (\$155,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Columbiana United Methodist Church**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Rose Marie Dennis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor, by its Trustee, Ronald D. Richey, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of May, 2021.

COLUMBIANA UNITED METHODIST CHURCH

Ronald D. Richey
By Ronald D. Richey
Trustee

State of Alabama

County of Shelby

I, *Jennifer Linberry* a Notary Public in and for said County in said State, hereby certify that Ronald D. Richey, Trustee of Columbiana United Methodist Church is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 12th day of May, 2021.

Jennifer Linberry
Notary Public, State of Alabama
My Commission Expires: 11-13-2023

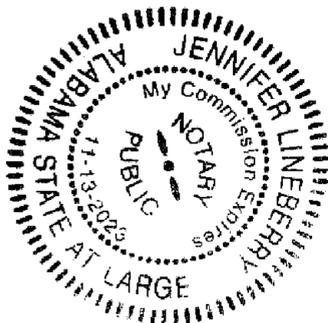


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the West boundary of said Section for a distance of 1077.90 feet to a point on the South margin of Carter's Lane; thence turn an angle of 98 degrees 53 minutes 22 seconds to the left and run 309.83 feet to a point on the said South margin of Carter's Lane being the point of beginning of the parcel of land herein described; thence turn an angle of 0 degrees 00 minutes 32 seconds to the left and continue along the South margin of said lane for a distance of 55.13 feet to a point; thence turn an angle of 94 degrees 02 minutes 11 seconds to the right and run 419.79 feet to a point on the North margin of East College Street; thence turn an angle of 74 degrees 30 minutes to the right and run along said North margin of East College Street for a distance of 70.50 feet to a point; thence turn an angle of 107 degrees 12 minutes 17 seconds to the right and run 434.95 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 25, Township 21 South, Range 1 West. According to survey of John Gary Ray, P.E. & L.S. #12295, dated October 22, 1987.

