

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27195

Send Tax Notice To: Local Board of Trustees of the Church of
God at Shelby

680 Hwy 308
Shelby AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth L. McCord**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Local Board of Trustees of the Church of God at Shelby**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

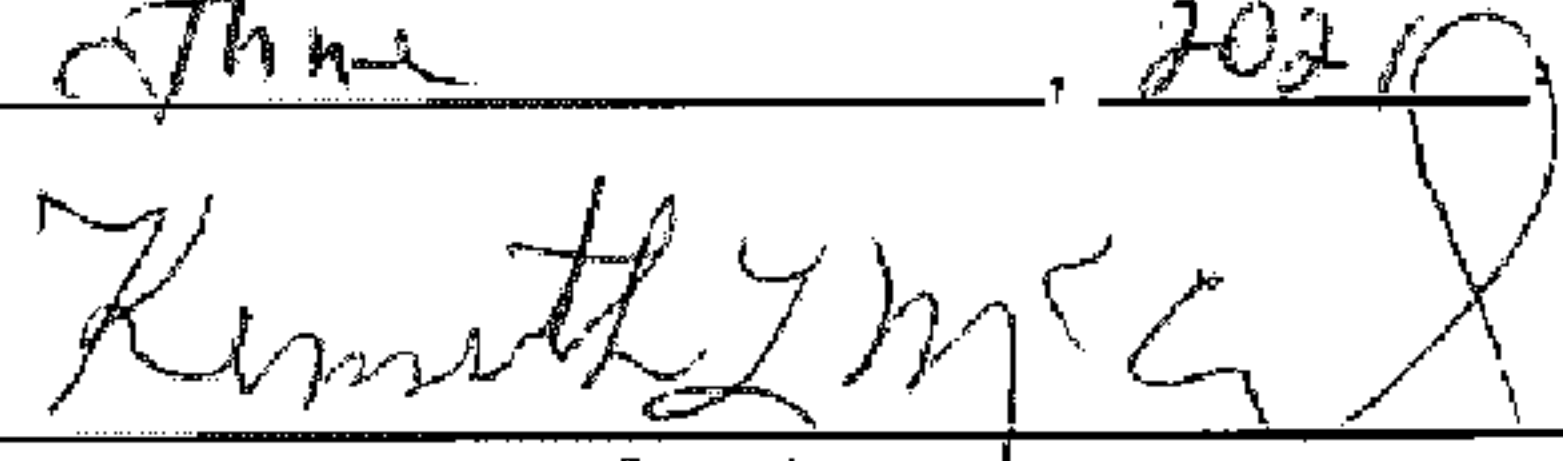
SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No cemetery shall be allowed on the property.
No part of the homestead of the Grantor herein or his spouse.
\$140,000.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of


June, 2021

Kenneth L. McCord

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kenneth L. McCord, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"

TRACT 1:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

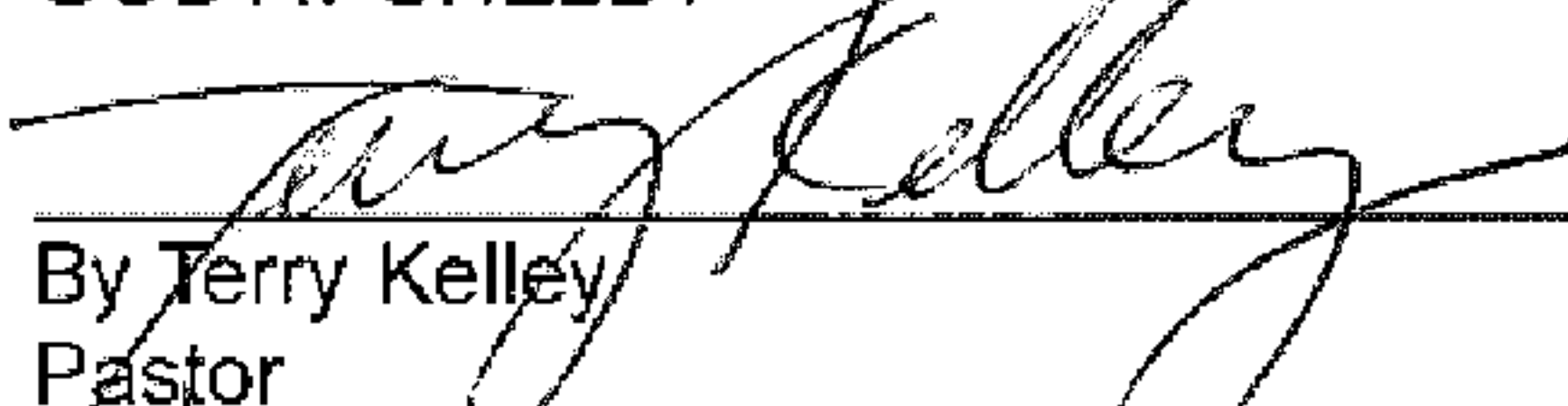
Begin at the NE corner of the NW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East; thence South 00 degrees 55 minutes 42 seconds East, a distance of 721.10 feet; thence South 63 degrees 35 minutes 09 seconds West a distance of 183.73 feet; thence South 69 degrees 01 minute 44 seconds West a distance of 34.54 feet; thence North 89 degrees 52 minutes 36 seconds West a distance of 24.63 feet; thence South 70 degrees 02 minutes 01 second West a distance of 39.94 feet; thence South 39 degrees 00 minutes 00 seconds West a distance of 83.90 feet; thence South 60 degrees 59 minutes 26 seconds West a distance of 249.38 feet; thence South 63 degrees 35 minutes 39 seconds West a distance of 295.29 feet; thence North 46 degrees 27 minutes 59 seconds West a distance of 72.06 feet; thence North 10 degrees 13 minutes 05 seconds West a distance of 593.80 feet to the point of a curve to the left with a radius of 2540.00 feet and a central angle of 12 degrees 15 minutes 02 seconds with a chord bearing of North 16 degrees 20 minutes 36 seconds West, with a chord length of 542.05 feet; thence along said curve an arc length of 543.08 feet; thence South 89 degrees 34 minutes 48 seconds East a distance of 1092.79 feet to the Point of Beginning.

According to the survey of William D. Callahan, Al. Reg No. 28251, dated November 23, 2020.


TRACT II:


Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 114, according to Ed. S. Safford's Map of Shelby, Alabama as recorded in Map Book 3, Page 38 and 47 in the Probate Office of Shelby County, Alabama.

LOCAL BOARD OF TRUSTEES OF THE CHURCH OF
GOD AT SHELBY


By Terry Kelley
Pastor


By Tommy Hanner
Trustee


By Scott Nix
Trustee


By Bryan Robinson
Trustee

Real Estate Sales Validation Form

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

Grantor's Name	Kenneth L. McCord	Grantee's Name	Local Board of Trustees of the Church of God at Shelby
Mailing Address	<u>7080 Hwy 39</u> <u>Chickasaw, AL 35043</u>	Mailing Address	<u>680 Hwy 308</u> <u>Shelby, AL 35143</u>
Property Address	County Road #47 & 680 Hwy 308 Shelby, AL 35143	Date of Sale	<u>April 20, 2021</u> <u>6/29/2021</u>
		Total Purchase Price	\$175,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 June 22, 2021

Print Kenneth L. McCord

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2021 01:17:07 PM
\$63.00 JOANN
20210629000314600

Allen S. Bayl

Form RT-1