

This instrument was Prepared by:

Send Tax Notice To: Blanket Fort Hope

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

250 Commerce Parkway
Pelham, AL 35124

File No.: 5-20-28137

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Fifty Thousand Four Hundred Dollars and No Cents (\$350,400.00), 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, Paul Thomas Stinson, Jr., a married man, Sara Stinson, a single woman and Harry Edward Stinson, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Blanket Fort Hope, an Alabama non-profit corporation, (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.

Property constitutes no part of the homestead of the Grantors herein or their spouses if any.

\$198,803.20 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 29 day of June, 2021.

Paul Thomas Stinson Jr.
Paul Thomas Stinson Jr.

Sara Stinson
Sara Stinson

Paul Thomas Stinson Jr.
by Paul Thomas Stinson Jr.
as Attorney In Fact as Attorney In Fact

Harry Edward Stinson
Harry Edward Stinson

Paul Thomas Stinson Jr.
by Paul Thomas Stinson Jr.
as Attorney In Fact as Attorney In Fact

State of,

County of

I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson, Jr., Paul Thomas Stinson, Jr. as Attorney in Fact for Sara Stinson, and Paul Thomas Stinson, Jr. as Attorney In Fact for Harry Edward Stinson, 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 29 day of June, 2021.

Sarah Mosley
Notary Public, State of TN

My Commission Expires: 01-28-2024

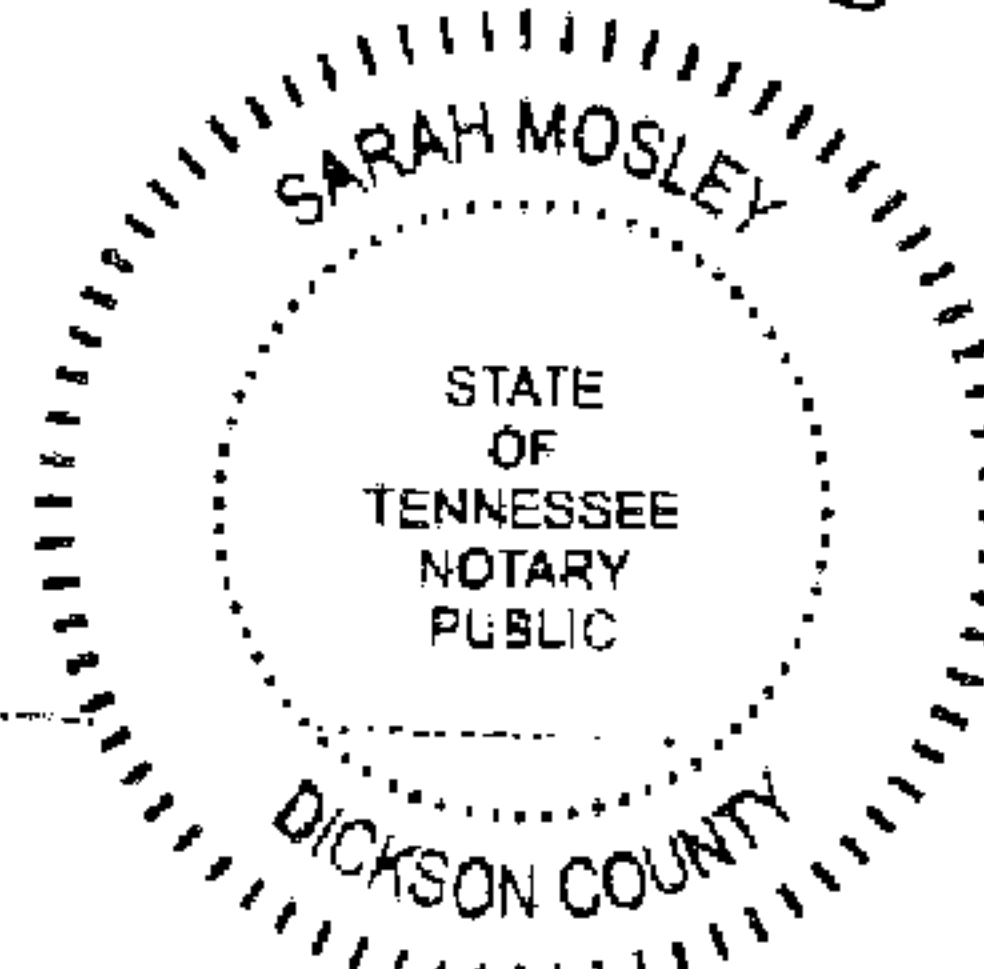


EXHIBIT "A"
LEGAL DESCRIPTION

The SW 1/4 of the NW 1/4, SE 1/4 of the NW 1/4, and all that portion of the SW 1/4 of the NE 1/4 which is Northwest to State Hwy. 25 and West of Shelby County Hwy 49 in Section 7, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT property of Bethel Baptist Church described as follows:

PARCEL I:

Begin at the NW corner of the SW 1/4 of the NE 1/4, Section 7, Township 21 South, Range 1 East, being a capped pipe found; thence run Easterly along the North boundary of said 1/4-1/4 for 75.71 feet to the point of intersection with a ditch; thence turn the following deflection angles and run the following distances along said ditch; thence turn 69 degrees 23 minutes 45 seconds right and run 18.19 feet; thence turn 8 degrees 30 minutes 17 seconds left and run 32.12 feet; thence turn 7 degrees 24 minutes 57 seconds right and run 61.37 feet; thence turn 6 degrees 30 minutes 34 seconds right and run 148.87 feet; thence turn 14 degrees 17 minutes 58 seconds left and run 61.18 feet; thence turn 2 degrees 52 minutes 07 seconds right and run 67.13 feet; thence turn 1 degree 05 minutes 44 seconds right and run 102.33 feet; thence turn 43 degrees 08 minutes 17 seconds left and run 28.30 feet; thence turn 26 degrees 08 minutes 43 seconds right and run 39.08 feet; thence turn 4 degrees 12 minutes 44 seconds right and run 42.78 feet; thence turn 5 degrees 37 minutes 31 seconds right and run 79.16 feet to the point of intersection of said ditch with the NW right of way line of Alabama Highway No. 25; thence turn an angle of 77 degrees 22 minutes 31 seconds to the right and run Southwesterly along said right of way, being along a curve to the left, having a radius of 2897.79 feet and a central angle of 3 degrees 57 minutes 16 seconds, for an arc distance of 200.00 feet to a point; thence turn an angle of 90 degrees to the right, from the tangent to the curve, and leaving said right of way run NW for 258.60 feet to the point of intersection with a ditch; thence turn the following deflection angles and run the following distances along said ditch; thence turn 128 degrees 10 minutes 16 seconds left and run 92.90 feet; thence turn 48 degrees 22 minutes 57 seconds right and run 42.59 feet; thence turn 29 degrees 32 minutes 08 seconds right and run 45.24 feet; thence turn 10 degrees 05 minutes 57 seconds right and run 63.07 feet; thence turn 52 degrees 04 minutes 45 seconds right and run 80.12 feet; thence turn 52 degrees 57 minutes 56 seconds left and run 52.92 feet; thence turn 36 degrees 07 minutes 14 seconds right and run 53.90 feet; thence turn 24 degrees 18 minutes 29 seconds right and run 86.98 feet; thence turn 12 degrees 08 minutes 32 seconds right and run 80.70 feet; thence turn 61 degrees 21 minutes 56 seconds left and run 102.31 feet; thence turn 48 degrees 51 minutes 19 seconds right and run 31.74 feet; thence turn 60 degrees 09 minutes 27 seconds right and run 56.86 feet; thence turn 42 degrees 46 minutes 41 seconds left and run 50.60 feet; thence turn 57 degrees 57 minutes 22 seconds left and run 51.71 feet; thence turn 22 degrees 04 minutes 21 seconds left and run 57.52 feet; thence turn 0 degrees 49 minutes right and run 89.60 feet; thence turn 10 degrees 49 minutes 23 seconds right and run 38.12 feet; thence turn 72 degrees 19 minutes 59 seconds right and run 31.33 feet; thence turn 68 degrees 53 minutes 46 seconds left and run 47.04 feet; thence turn 4 degrees 39 minutes 20 seconds right and run 84.17 feet; thence turn 5 degrees 24 minutes 57 seconds right and run 93.89 feet; thence turn 27 degrees 26 minutes 27 seconds right and run 55.42 feet; thence turn 49 degrees 51 minutes 37 seconds right and run 42.87 feet; thence turn 42 degrees 45 minutes 21 seconds left and run 65.22 feet; thence turn 22 degrees 43 minutes 31 seconds left and run 66.27 feet; thence turn 5 degrees 46 minutes 36 seconds right and run 44.27 feet; thence turn 36 degrees 30 minutes 59 seconds left and run 61.22 feet; thence turn 11 degrees 20 minutes 19 seconds right and run 74.89 feet; thence turn 46 degrees 04 minutes 54 seconds left and run 39.65 feet; thence turn 48 degrees 46 minutes 47 seconds right and run 43.34 feet; thence turn 51 degrees 09 minutes 51 seconds right and run 30.25 feet to the point of intersection with the North boundary line of the SE 1/4 of the NW 1/4, Section 7, Township 21 South, Range 1 East; thence turn an angle of 111 degrees 27 minutes 11 seconds to the right and run Easterly along said 1/4-1/4 line for 1178.09 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NW 1/4 and the SW 1/4 of NE 1/4, Section 7, Township 21 South, Range 1 East, Shelby County, Alabama. In accordance with survey, dated February 1, 1994, of John Gary Ray, P.E. and L.S. No. 12295.

PARCEL II:

All of the following described property lying West of Shelby County Highway 49, more particularly described as a part of the SW 1/4 of NE 1/4 of Section 7, Township 21 South, Range 1 East, described as beginning at a point on the west line of said Columbiana-Wilsonville Highway about 50 feet west of the

northeast corner of said forty acres and running southwesterly along said highway 402 feet to the point of beginning; thence northwest 365 feet, more or less, to a point on the north line of said forty acres; thence west 518 feet to a small branch; thence southerly along the meanderings of said branch (crossing the Chelsea road) about 700 feet to the NW line of said highway; thence northeasterly along said highway 1153.03 feet, more or less to point of beginning, LESS AND EXCEPT THE BETHEL CHURCH LOT, being more particularly described as follows: A part of the SW 1/4 of NE 1/4 of Section 7, Township 21, Range 1 East, more particularly described as commencing at the northwest corner of NE 1/4 of NE 1/4 of section 7, Township 21, Range 1 East and run south 2 degrees 45 minutes east 1263.40 feet; thence turn an angle to the left and run south 51 degrees 12 minutes west 996.25 feet to point of beginning of lot herein excepted; thence run north 47 degrees 21 minutes west 294.80 feet; thence run south 55 degrees 45 minutes west 130.70 feet; thence run south 49 degrees 12 minutes east 317.82 feet; thence run north 46 degrees 01 minute east along north right of way line of Columbiana-Wilsonville Highway a distance of 96.78 feet to point of beginning of said exception.

PARCEL III:

Seven-eighths (7/8) of an acre of land on the East side of a little branch and then when said branch turns into large branch and north of Wilsonville-Columbiana Road on which lot or parcel of land, Bethel Baptist Church is to be erected. Said seven-eighths (7/8) of an acre being a part of the SW 1/4 of NE 1/4 of Section 7, Township 21, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Paul Thomas Stinson Jr. Sara Stinson Harry Edward Stinson	Grantee's Name	Blanket Fort Hope
Mailing Address	<u>7520 Oak Haven Trce</u> <u>Nashville, TN 37209</u>	Mailing Address	<u>250 Commerce Pkwy</u> <u>Pelham, AL 35124</u>
Property Address	<u>24809 Hwy. 25</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 02, 2021</u>
		Total Purchase Price	<u>\$350,400.00</u>
		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 28, 2021

Print Paul Thomas Stinson Jr.

Unattested

Sign

(verified by)

Paul Thomas Stinson Jr.
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2021 02:27:29 PM
\$184.00 JOANN
20210702000323560

Form RT-1

Allen S. Beyle