

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-21-00228-RET

Send Property Tax Notice to:
Jamie Martin

1071 Hwy 95
Helena, AL 35080

20210809000385060
08/09/2021 12:03:33 PM
DEEDS 1/4

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Helena Pentecostal Worship Center

For and in consideration of the sum of ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS, (\$145,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Jamie Martin

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Quitclaim Deed from Amazing Grace Worship Center to Helena Pentecostal Worship Center, dated 08/28/2014, recorded on 09/04/2014, at Instrument #20140904000277490, Shelby County, Alabama records.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 28 day of May, 2021.

Kay H. Pate, Trustee
Helena Pentecostal Worship Center

By: Kay H. Pate
Its: Trustee

STATE OF AL

COUNTY OF Jeff

I, Dawn Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Kay H. Pate**, as trustee, for **Helena Pentecostal Worship Center**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, in her capacity as _____ for said Corporation and being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 28 day of May, 2021.

[Signature]
Notary Public
My Commission Expires: _____

[Notary Seal]

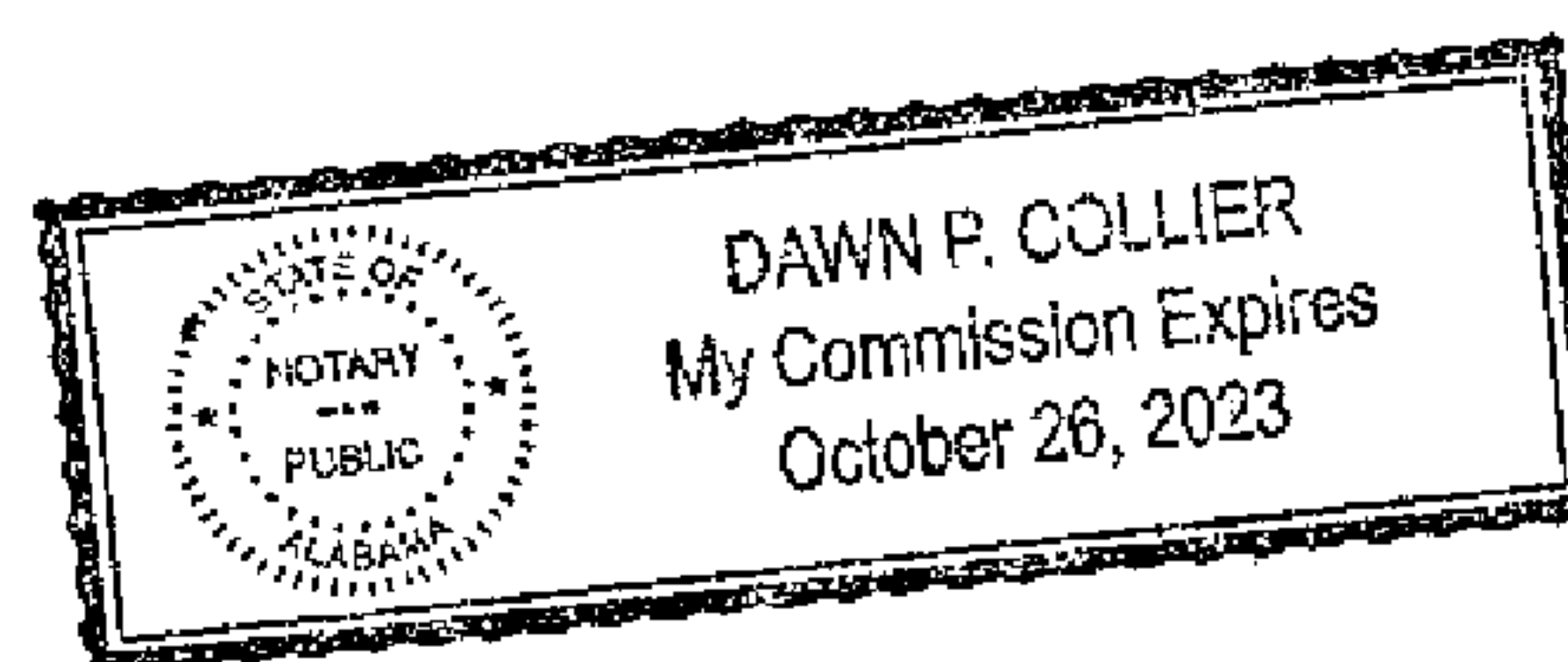


Exhibit "A"

A part of Lots 1, 2, 3, 4 and 5 in Block 4 of Squire's Map of Helena, Alabama, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of said Lot 1, Block 4, of said subdivision, thence in an Easterly direction along the North line of said Lot 1 a distance of 139.00 feet; thence 93 deg. 42 min. 45 sec. right in a Southerly direction a distance of 93.28 feet to the Southerly line of Lot 2; thence 89 deg. 22 min. 30 sec. right in a Westerly direction along said lot line a distance of 25.00 feet; thence 89 deg. 30 min. 45 sec. left in a Southerly direction a distance of 49.90 feet to the Southerly line of said Lot 3; thence 0 deg. 10 min. 15 sec. left in a Southerly direction a distance of 38.29 feet to a fence; thence 20 deg. 35 min. right in a Southwesterly direction along said fence a distance of 65.75 feet to the Southerly line of said Lot 5; thence 69 deg. 13 min. 20 sec. right in a Westerly direction along said Southerly lot line a distance of 68.88 feet to the Southwest corner of said Lot 5; thence 85 deg. 01 min. 40 sec. right in a Northwesterly direction along the Easterly line of Branch Alley a distance of 236.10 feet to the point of beginning.

Also a part of Lots 1, 2, 3 and 4 of Block 9 of said Squire's Map of Helena, Alabama, more particularly described as follows: Begin at the Northeast corner of said Lot 1 of Block 9, thence in a Southeasterly direction along the West line of Branch Alley a distance of 175.00 feet; thence 92 deg. 28 min. 29 sec. right in a Westerly direction a distance of 18.0 feet; thence 78 deg. 09 min. 10 sec. right in a Northwesterly direction a distance of 178.04 feet to the Southerly right of way line of Second Avenue and the Northerly line of said Lot 1; thence 101 deg. 08 min. 06 sec. right in an Easterly direction along said lot line and right of way line a distance of 47.00 feet to the point of beginning.

Also a part of Lots 2, 3 and 4 in Block 5, in the Town of Helena, Alabama, as mapped by Joseph Squire and more particularly described as: Begin at the Southwest corner of Block 5, which is also the Southwest corner of Lot 4, Block 5, and run East along the South side of said Block 5 a distance of 154 feet to the middle of a certain branch (as the water runs); thence Northwesterly down the center of said branch to the North line of Lot 2 at a point 190 feet West of the Northeast corner of said Lot 2; thence West 99.30 feet to the East side of "Branch Alley"; thence Southerly 175.40 feet to the point of beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Helena Pentecostal Worship Center

Mailing Address: 1071 Hwy 95
Helena AL 35080Property Address:
501 2nd Avenue West
Helena, AL 35080

Grantee's Name: Jamie Martin

Mailing Address: 1071 Hwy 95
Helena AL 35080Date of Sale: 5-28-21Total Purchase Price: 145,000.00

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)☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement☐ Appraisal
☐ Other

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 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 is 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: 5-28-21☐ Unattested

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: _____

(Grantor/Grantee/Owner/AGENT) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2021 12:03:33 PM
\$176.00 CHERRY
20210809000385060

FORM RT-1

Allie S. Bayl