



20210811000390550 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
08/11/2021 10:34:49 AM FILED/CERT

DIVISION DEED TO PARISH

STATE OF ALABAMA

COUNTY OF SHELBY

<u>Grantor's Name and Address:</u> Bishop of Birmingham in Alabama , a Corporation Sole 2121 3 rd Avenue North Birmingham, AL 35203 P.O. Box 12047 Birmingham, AL 35202	<u>Grantee's Name and Address:</u> St. Thomas the Apostle Catholic Parish, Montevallo 80 St. Thomas Way Montevallo, AL 35115
<u>Property Address If Available:</u> 80 St. Thomas Way Montevallo, AL 35115	<u>Date of Conveyance:</u> July 6, 2021 <u>Commercial Property Ins. Valuation:</u> \$ 7,112,150

WHEREAS, to ensure that the separate juridic persons of the Bishop of Birmingham in Alabama, a Corporation Sole (the "**Diocese**"), and St. Thomas the Apostle Catholic Parish, Montevallo, and all other entities affiliated with St. Thomas the Apostle Catholic Parish, Montevallo (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. THOMAS THE APOSTLE CATHOLIC PARISH, MONTEVALLO, 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



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. THOMAS THE APOSTLE CATHOLIC PARISH, MONTEVALLO, 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.



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IN WITNESS WHEREOF, the said Grantor has executed this deed this the 6th day of

July, 2021.

[remainder of page intentionally left blank]

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

+ Steven J. 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 6 day of July, 2021.

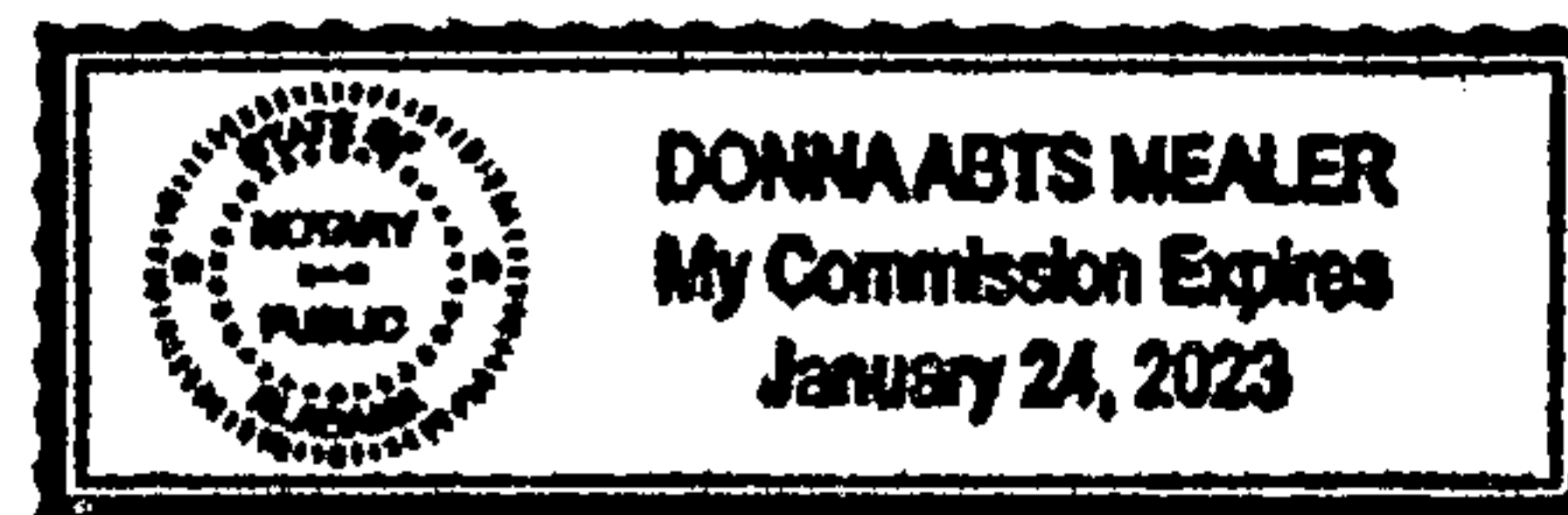
Donna Abts Mealer

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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Revised by and legal descriptions provided by:
John F. Whitaker
General Counsel
Diocese of Birmingham in Alabama
2121 3rd Avenue North
Birmingham, AL 35203



EXHIBIT A

Page 1 of 2

Parcel 1

Parcel II, according to the Survey of Taylor Hills Subdivision, as recorded in Map Book 13, page 73 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel 2

A part of Lot 2-A according to a resurvey of Lots 1 and 2 of the Taylor Hill Subdivision, as recorded in Map Book 14, page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of Lot 2-A, of said Resurvey of Lots 1 and 2 of the Taylor Hill Subdivision (Map Book 13, Page 73), said Resurvey being recorded in Map Book 14, Page 59 in the Probate Office of Shelby County, Alabama; thence proceed northerly along the west right-of-way line of Alabama Highway 119, a distance of 447.20 feet, to the Point of Beginning; thence turn at an angle of 87° 45' 35" to the left, and proceed a distance of 50 feet; thence turn at an angle of 92° 14' 25" to the left, and proceed a distance of 147.20 feet; thence turn at an angle of 87° 45' 35" to the left and proceed to the west right-of-way line of Alabama Highway 119; thence proceed northerly along said Highway right-of-way line to the Point of Beginning.

Parcel 3

Lot 2, according to A Resurvey of a Resurvey of Lots 1A through 2A and a Resurvey of Lot 3 of the Taylor Hill Subdivision as recorded in Map Book 16 page 16 in the Probate Office, Shelby County, Alabama. LESS AND EXCEPT: That portion of said Lot 2 that has heretofore been conveyed by B. Taylor Hill to the Grantee by (a) Warranty Deed executed August 15, 1990, and recorded in Deed Book 310 page 905 and (b) Warranty Deed executed June 15, 1989, and recorded in Deed Book 243 page 91, in the Probate Office, Shelby County, Alabama.

Parcel 4

Lot 1, according to a Resurvey of a Resurvey of Lots 1A through 2A and a Resurvey of Lot 3 of the Taylor Hill Subdivision as recorded in Map Book 16 page 16 in the Probate Office, Shelby County, Alabama.



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Parcel 5

Lot 6 and the Southeast 25 feet of Lot 1 in Block M in the survey of Lyman's Addition to the Town of Montevallo, said property fronting 100 feet on the North line of Highland Street and extending back Northerly of that uniform width a distance of 175 feet along the Westerly line of Moody Street, as shown by map recorded in the Probate Office of Shelby County, Alabama.

Parcel 6

Lot 11, Block 3, according to the map and survey of Arden Subdivision of the Town of Montevallo, as recorded in Map Book 3, page 64, in the office of the Judge of Probate of Shelby County, Alabama, Subject to: