

This Instrument was Prepared by:
Mike T. Atchison
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: South Shelby Baptist Church and Learning
Center Inc.
1757 14th Street
Calera, AL 35040

File No.: S-21-27679

WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **Robin L. Hilliker and Sara D Mask Hilliker**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **South Shelby Baptist Church and Learning Center Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

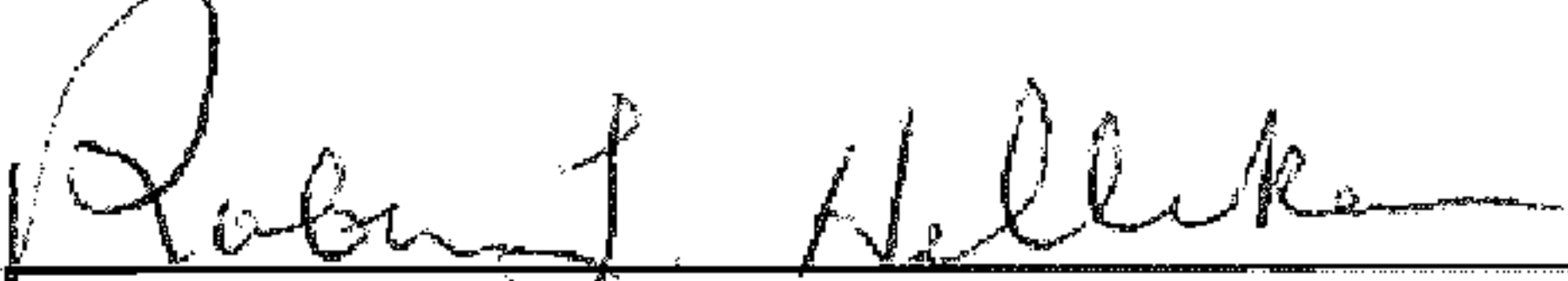
SEE EXHIBIT "A" ATTACHED HERETO

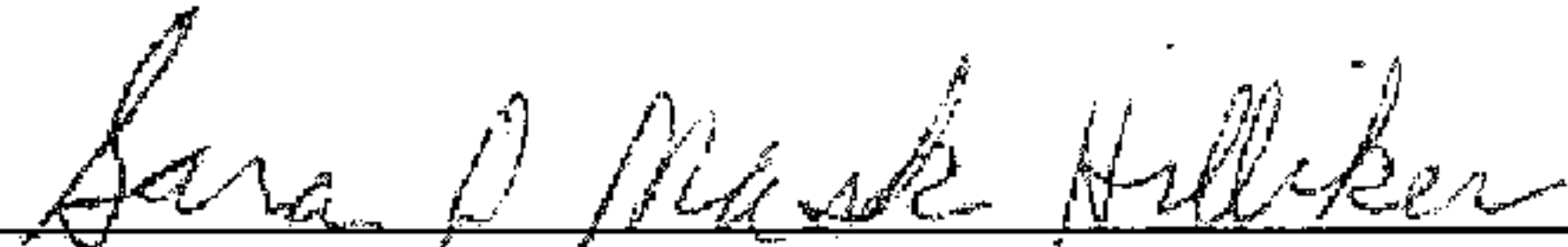
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Sara D. Mask and Sara D. Mask Hilliker are one in the same person.
\$0.00 of the purchase price of the 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 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 23rd day of September, 2021.

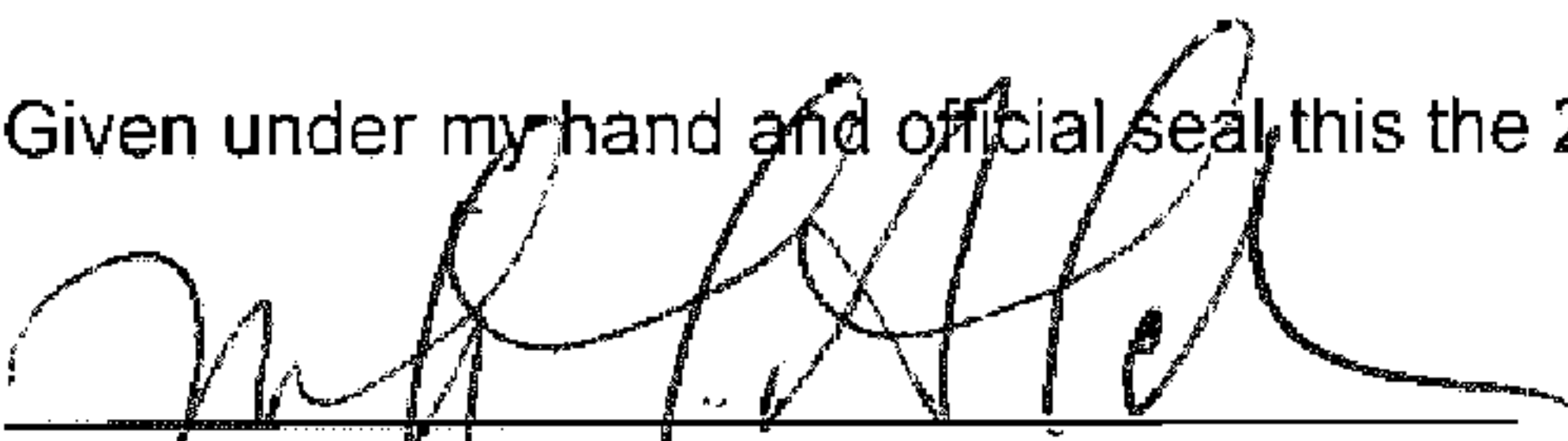

Robin L. Hilliker


Sara D. Mask Hilliker

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 Robin L. Hilliker and Sara D Mask Hilliker, 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 23rd day of September, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 9-1-24

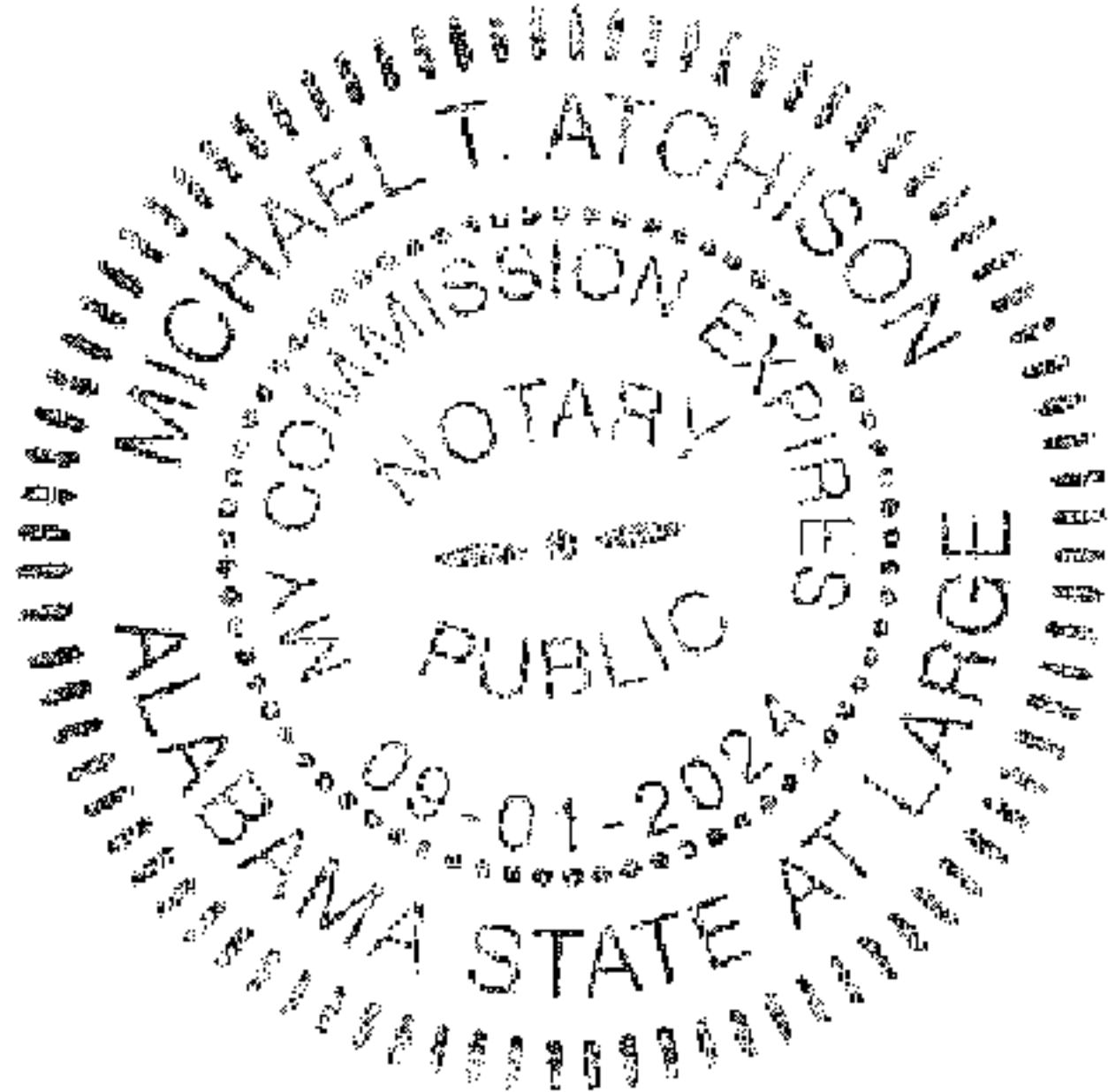


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

Lots 7 and 8, in Block 1, according to the Survey of J.H. Dunstan's Map of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

And a strip of land off the West side of Lots 1 and 2, said strip being 38 feet wide at its North end and 37 feet wide at its South end, all in Block 1 according to Dunstan's Survey and Map of the Town of Calera, Alabama, which said land is more particularly described as follows:

Commence at a point on the West line of Section 21, Township 22, Range 2 West, where the same crosses the center line of the Southern Railway; thence North 64 degrees East along the center line of said Railway 1964.70 feet; thence turn an angle of 90 degrees to the right and run 161 feet to the NE corner of Lot 1 in Block 1 according to Dunstan's Survey and Map of Calera, Alabama; thence turn an angle of 90 degrees to the right and run in a Southwesterly direction along the North line of said Lot 1, 124 feet to the point of beginning of the land herein described; thence South 13 degrees East 80 feet to the South line of Lot 2; thence West along the South line of Lot 2, 37 feet to the East line of Lot 7; thence South 13 degrees East along the East line of Lot 7, a distance of 71 feet to the SE corner of Lot 7; thence West and along the South lines of Lots 7 and 8, 151 feet to the West line of Lot 8; thence North 13 degrees West along the West line of Lot 8, 91 feet to the South line of Railroad Avenue; thence along said Avenue North 64 degrees East 188 feet to the point of beginning; being a part of Block 1, according to Dunstan's Survey and Map of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

Parcel 2

Begin at the northeast corner of Block 1, according to Dunstan's Map of the Town of Calera, Alabama, and run thence West 124 feet; thence South across Lots 1 and 2, Block 1 to the North line of Lot 3; thence East along the North line of said Lot 3, a distance of 124 feet to the 14th Street; thence North along the West line of said street 115 feet to the point of beginning, in Shelby County, Alabama.

LESS AND EXCEPT property described in Instrument #20110323000091750

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Robin L. Hilliker Sara D Mask	Grantee's Name	South Shelby Baptist Church and Learning Center Inc.
Mailing Address	<u>P.O. Box 1231</u> <u>Calera, AL 35040</u>	Mailing Address	<u>1757 14th Street</u> <u>Calera, AL 35040</u>
Property Address	<u>1714 14th Street</u> <u>Calera, AL 35040</u>	Date of Sale	<u>September 23, 2021</u>
		Total Purchase Price	<u>\$100,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 September 21, 2021

Print Robin L. Hilliker

 Unattested

Sign x Robin L. Hilliker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2021 08:01:29 AM
\$129.00 CHERRY
20210924000466020

Ann S. Byrd

Form RT-1