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05/19/2022 01:38:41 PM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Faith Presbyterian Church, Inc
4601 Valleydale Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Thousand and 00/100 Dollars and 00/100 Dollars (\$400,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Dwight G. Houser, an unmarried man,
(herein referred to as Grantor) do grant, bargain, sell and convey unto

Faith Presbyterian Church,
an Alabama non-profit corporation

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A Parcel of land situated in Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, being an iron pin set with SSI cap and also being the point of beginning of the parcel of land herein described; thence run in a Westerly direction along the South boundary line of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section for a distance of 410.09 feet measured (428.6 feet deed) to an iron pin found on the Southeast right of way of Bailey Lane; thence turn 154 degrees 44 minutes 17 seconds measured (144 degrees 24 minutes 22 seconds deed) to the right and run in a Northeasterly direction along the said Southeast right of way for a distance of 440.98 feet to a point on a curve to the left having a central angle of 7 degrees 55 minutes 30 seconds and a radius of 440.00 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast right of way for a distance of 60.86 feet to the point of intersection with the East boundary line of said South 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4 of Section 15, Township 19 South, Range 2 West, being an iron pin found in place; thence proceed in a Southerly direction along the East boundary line of said South 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4 of said Section for a distance of 285.95 feet measured (304.53 feet deed) to the point of beginning. Situated in Shelby County, Alabama.

Said parcel is lying in the South 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4 of Section 15, Township 19 South, Range 2 West.

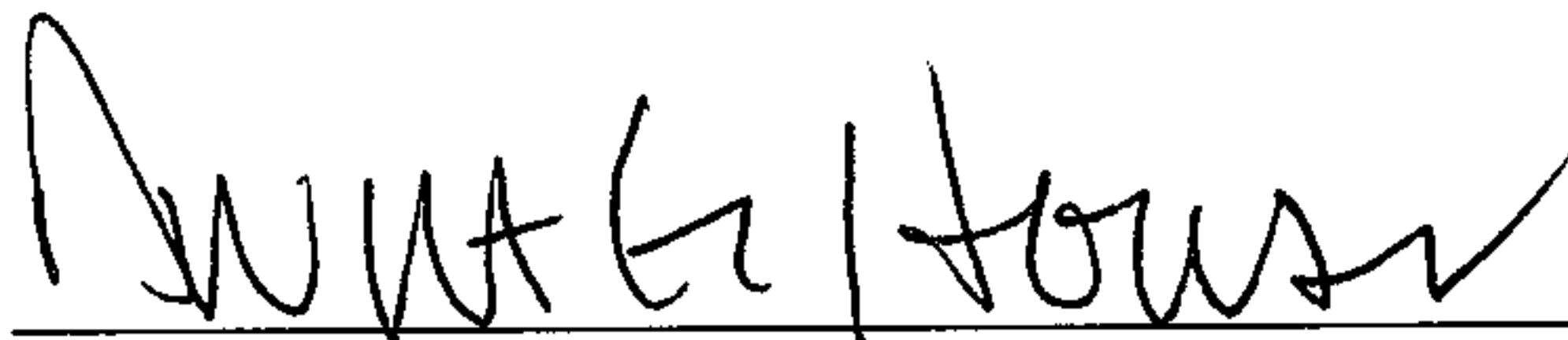
Subject to:

1. Property Taxes or Assessments for 2022 and subsequent years, not yet due and payable.
2. Any part of the Land lying within the right of way of a public road.
3. Rights of interested parties under outstanding unrecorded leases.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 184, Page 388 and Inst. # 2001-28591.
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 48, Page 39.
6. Matters as shown on survey by Carl Daniel Moore dated April 27, 2022.

TO HAVE AND TO HOLD unto the said Grantee, its successors and or assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this May 19, 2022.



Dwight G. Houser

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Dwight G. Houser, an unmarried man**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 19, 2022.

My Commission Expires:

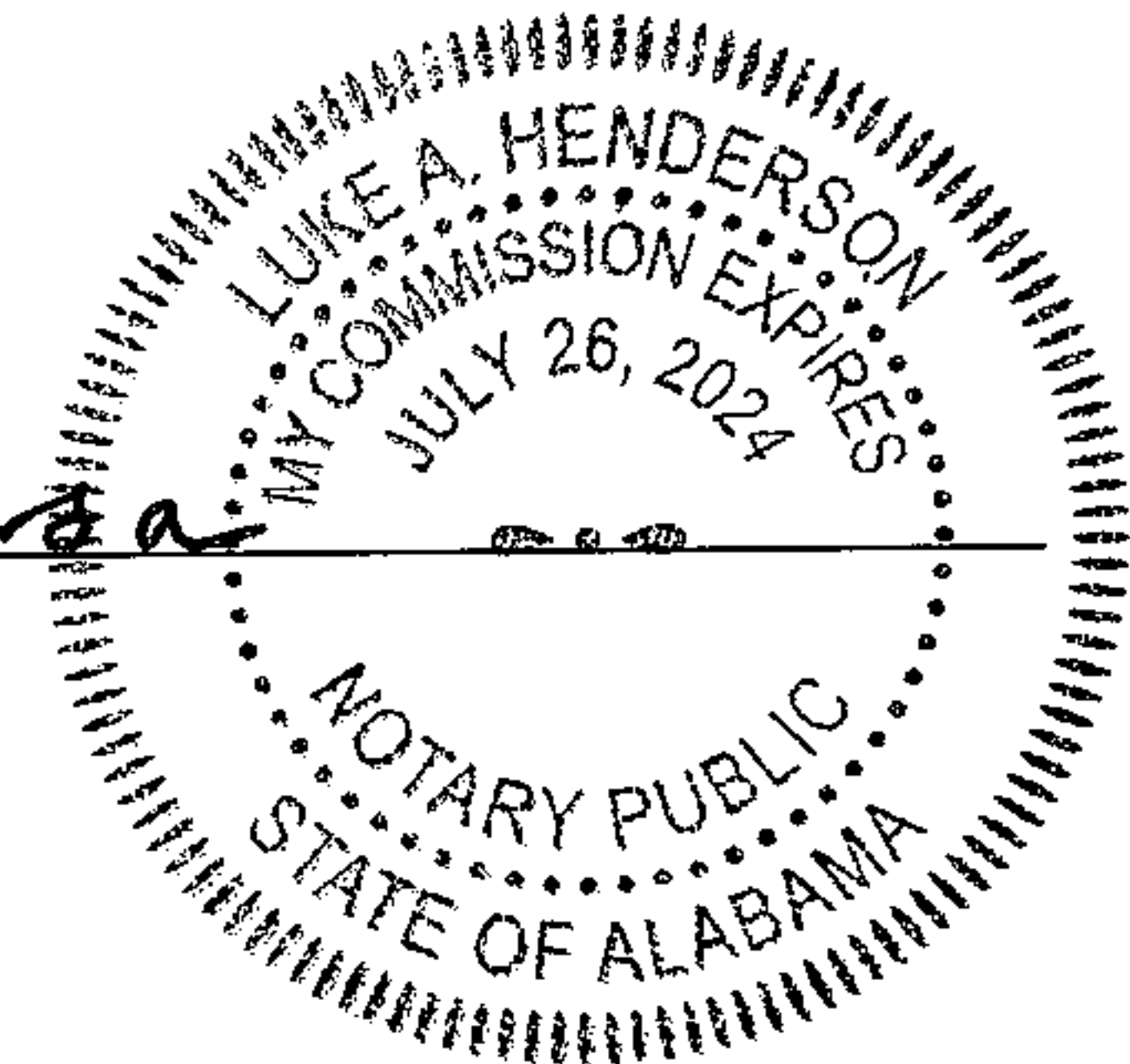
Grantor's Address:
2320 University Blvd
Birmingham, AL 35233

Property Address:
4919 Bailey Lane
Birmingham, AL 35242

Tax Parcel Id#
10 5 15 0 001 051.000




Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2022 01:38:41 PM
\$425.00 JOANN
20220519000204800

