

This Instrument was Prepared by:

Send Tax Notice To: South Shelby Early Learning Center LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-22-28452-A

1757 14th St  
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Forty Six Thousand Seven Hundred Fifteen Dollars and Eighty Three Cents (\$446,715.83)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **South Shelby Baptist Church, Inc. and South Shelby Baptist Church and Learning Center, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **South Shelby Early Learning Center LLC**, (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

**\$446,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.  
Patricia Ann Jones who reserved a Life Estate under Pierce Parcels as shown on Exhibit A, is deceased having died on August 25, 2022.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its , who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of July, 2022.

SOUTH SHELBY BAPTIST CHURCH  
LEARNING CENTER, INC.  
By Wendy Pierce  
Director/President

SOUTH SHELBY BAPTIST CHURCH, INC.  
By Jack Spinks  
President

State of Alabama

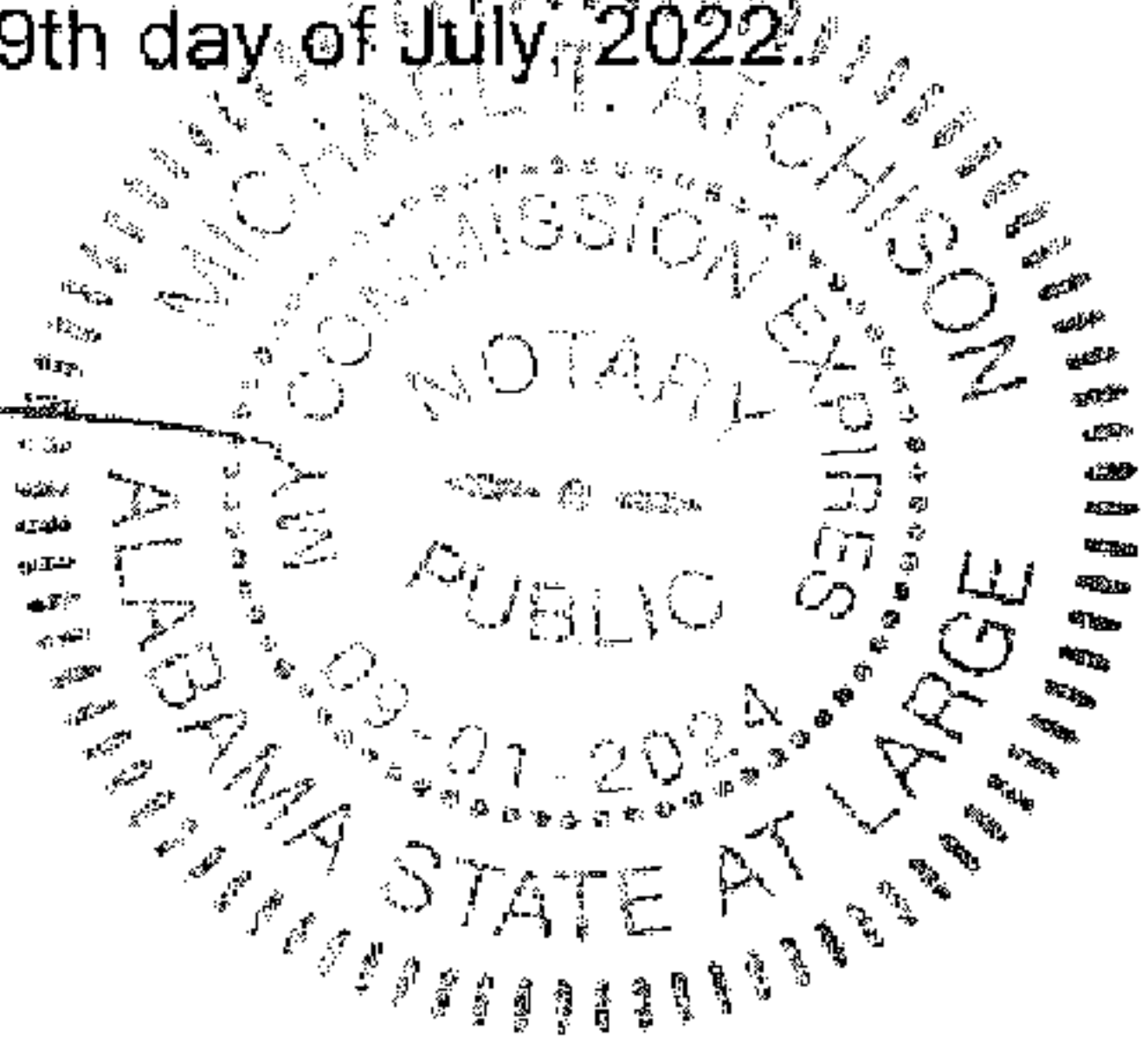
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Wendy Pierce as Director/President of South Shelby Baptist Church Learning Center, Inc and Jack Spinks as President of South Shelby Baptist Church, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19th day of July, 2022.

Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**SOUTH SHELBY BAPTIST CHURCH, INC. PROPERTY**

A portion of Lot 7, Block 1, Dunstan's Map of Calera, located in Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, in the City of Calera, more particularly described as follows:

Commence at the Northeast corner of Lot 7, Block 1, Dunstan's Map of Calera; thence run South 16 degrees 09 minutes 55 seconds East for a distance of 80.80 feet to the point of beginning; thence run South 80 degrees 23 minutes 39 seconds West for a distance of 25.00 feet to a point; thence South 16 degrees 23 minutes 31 seconds East for a distance of 63.32 feet to a point on the Southerly boundary of Lot 7; thence run along the Southerly lot boundary North 84 degrees 16 minutes 41 seconds East for a distance of 25.00 feet to the Southeast corner of Lot 7; thence run along the Easterly boundary North 16 degrees 09 minutes 55 seconds West for a distance of 65.00 feet to the point of beginning.

**PARCEL I:**

Lots 1, 10, 11, and 12, Block 2, Dunstan's Map of Calera, located in Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

**PARCEL II:**

Lot 3, in Block 1, according to J.H. Dunstan's Map of the Town of Calera, Alabama. Said lot fronts 75 feet on Court Street and 65 feet on rear of lot, being 150 feet deed. Situated in Shelby County, Alabama.

**PARCEL III:**

Lots 4 and 5, in Block 1, according to Dunstan's Map of the Town of Calera, Alabama, recorded in Probate Office of Shelby County, Alabama.

**SOUTH SHELBY BAPTIST CHURCH AND LEARNING CENTER, INC. PARCELS:**

**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

**Pierce Parcels:**

The Southeast Quarter of the Northeast Quarter, Section 27, Township 21 North, Range 16 East.

All that part of the Northeast Quarter of Northeast Quarter, Section 27, Township 21 North, Range 16 East, lying South and East of Knight's Ferry Public Road.

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

Grantor's Name	South Shelby Baptist Church, Inc. South Shelby Baptist Church and Learning Center, Inc.	Grantee's Name	South Shelby Early Learning Center LLC
Mailing Address	1754 14th Street, P.O. Box 820 Calera, AL 35040	Mailing Address	1757 14th Street Calera AL 35040 AL
Property Address	1757 14th St. Calera, AL 35040	Date of Sale	July 19, 2022
		Total Purchase Price	\$446,715.83
		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 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 July 19, 2022

Print South Shelby Baptist Church, Inc.

**Unattested**

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/19/2022 02:36:00 PM  
\$29.00 JOANN  
20220719000284620



Form RT-1

*Allen S. Boyd*