


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:


20230106000005240 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/06/2023 11:06:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Local Board of Trustees of the Church of God at Shelby** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Focus Church** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

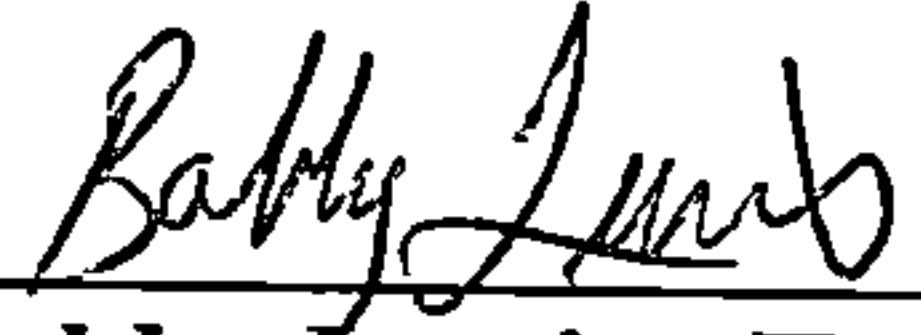
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of December 2022.

Local Board of Trustees of the Church
Of God at Shelby


Tommy Dale Hanner - Trustee


Bobby Lewis - Trustee


Scott Nix - Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tommy Dale Hanner, Bobby Lewis and Scott Nix as Trustee of the Church of God at Shelby**, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December 2022.


Notary Public

My Commission Expires

NOTARY PUBLIC
RACHAEL H. WOOD
ALABAMA, STATE AT LARGE
My Commission Expires January 30, 2023





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EXHIBIT A
Legal Description

TRACT 1:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the NW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East; thence South 00 degrees 55 minutes 42 seconds East, a distance of 721.10 feet; thence South 63 degrees 35 minutes 09 seconds West a distance of 183.73 feet; thence South 69 degrees 01 minute 44 seconds West a distance of 34.54 feet; thence North 89 degrees 52 minutes 36 seconds West a distance of 24.63 feet; thence South 70 degrees 02 minutes 01 second West a distance of 39.94 feet; thence South 39 degrees 00 minutes 00 seconds West a distance of 83.90 feet; thence South 60 degrees 59 minutes 26 seconds West a distance of 249.38 feet; thence South 63 degrees 35 minutes 39 seconds West a distance of 295.29 feet; thence North 46 degrees 27 minutes 59 seconds West a distance of 72.06 feet; thence North 10 degrees 13 minutes 05 seconds West a distance of 593.80 feet to the point of a curve to the left with a radius of 2540.00 feet and a central angle of 12 degrees 15 minutes 02 seconds with a chord bearing of North 16 degrees 20 minutes 36 seconds West, with a chord length of 542.05 feet; thence along said curve an arc length of 543.08 feet; thence South 89 degrees 34 minutes 48 seconds East a distance of 1092.79 feet to the Point of Beginning.

According to the survey of William D. Callahan, Al. Reg No. 28251, dated November 23, 2020.

TRACT II:

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 114, according to Ed. S. Safford's Map of Shelby, Alabama as recorded in Map Book 3, Page 38 and 47 in the Probate Office of Shelby County, Alabama.

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EXHIBIT A

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of the same and to execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, presided over and approved by the state or territorial overseer of the Church of God (Cleveland, Tennessee), or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting. Certification is to be given in writing by the state/territorial overseer that this transaction is in the best interest of the Church of God (Cleveland, Tennessee), provided that he approves such action.

If the local congregation at the place above described shall at any time cease to function, or exist, or act contrary to Church of God polity, or separate from the Church of God (Cleveland, Tennessee), then said trustees shall hold title to said real estate including personal property for the Church of God (Cleveland, Tennessee) generally in the state where said real estate is located; and said trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God (Cleveland, Tennessee) in said state, which said state board shall be authorized to either use said real estate and personal property, or the proceeds derived from the sale of same (said state board being authorized to sell and convey the said real estate and personal property at any time after title is vested in it), for the use and benefit of the Church of God (Cleveland, Tennessee) in that state generally; or the founding of another Church of God (Cleveland, Tennessee) in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties for any reason, then the state overseer of the state in which said real estate is located shall have the right to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title to said property as evidenced by an appropriate instrument filed in the local county register of deeds.

The limitations set forth herein are those appearing in the *Minutes of the General Assembly of the Church of God* most currently in effect and said *Minutes* are expressly incorporated herein by reference. The express trust interest created herein in behalf of Church of God, regarding both real and personal property is irrevocable, unless agreed to in writing by Church of God.

Real Estate Sales Validation Form

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

Grantor's Name Focus Church
Mailing Address 680 Hwy 308
Shelby, AL 35143

Grantee's Name Focus Church
Mailing Address 680 Hwy 308
Shelby, AL 35143

Property Address 2575 Hwy 47
680 Hwy 308
Shelby

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

Assessor's Market Value \$ 668,200.00

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 tax value to clear title

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 a

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 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 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 1-6-23

Print

Terry Kelley Terry Kelley

Sign

Terry Kelley

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)