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02/03/2023 12:35:29 PM
DEEDS 1/3

SEND TAX NOTICE TO:

David S. Martin and Sara C. Martin

5470 Highway 70, Unit 0
Calera, AL 35040

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Thousand dollars & no cents (\$90,000.00)**

To the undersigned grantor, Church of River Hills - COGOP

A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David S. Martin and Sara C. Martin

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 88 DEGREES 40 MINUTES 54 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 219.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY ALABAMA HIGHWAY #70, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE SOUTH 88 DEGREES 40 MINUTES 54 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1115.33 FEET TO THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE PROCEED SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 366.5 FEET; THENCE PROCEED NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 1121.36 FEET; THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 147.97 FEET; THENCE PROCEED NORTH 17 DEGREES 33 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 223.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE PROCEED NORTH 67 DEGREES 18 MINUTES 37 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 80.0 FEET TO THE POINT OF BEGINNING.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2022 and subsequent years

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
CBT File #2212032**

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Right of Way to Shelby County as recorded in Book 233, Page 801.

Right of Way to State of Alabama as recorded in Book 121, Page 789.

Rights of others in and to the use of easement for ingress/egress and other rights as set out in deed recorded in Book 207, Page 305 in the Probate Office.

Subject to all matters as setout in that certain survey dated 1/27/2014, prepared by James M. Ray, AL Reg. No. 18383.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Representative, who is authorized to execute this conveyance, has hereto set its signature and seal, this February 2, 2023.

ATTEST:

Church of River Hills - COGOP

By: Alabama State Board of the Church of God of Prophecy

Secretary

By: Richard D. Ramsey, St. B. B. B.
Richard Ramsey, Representative

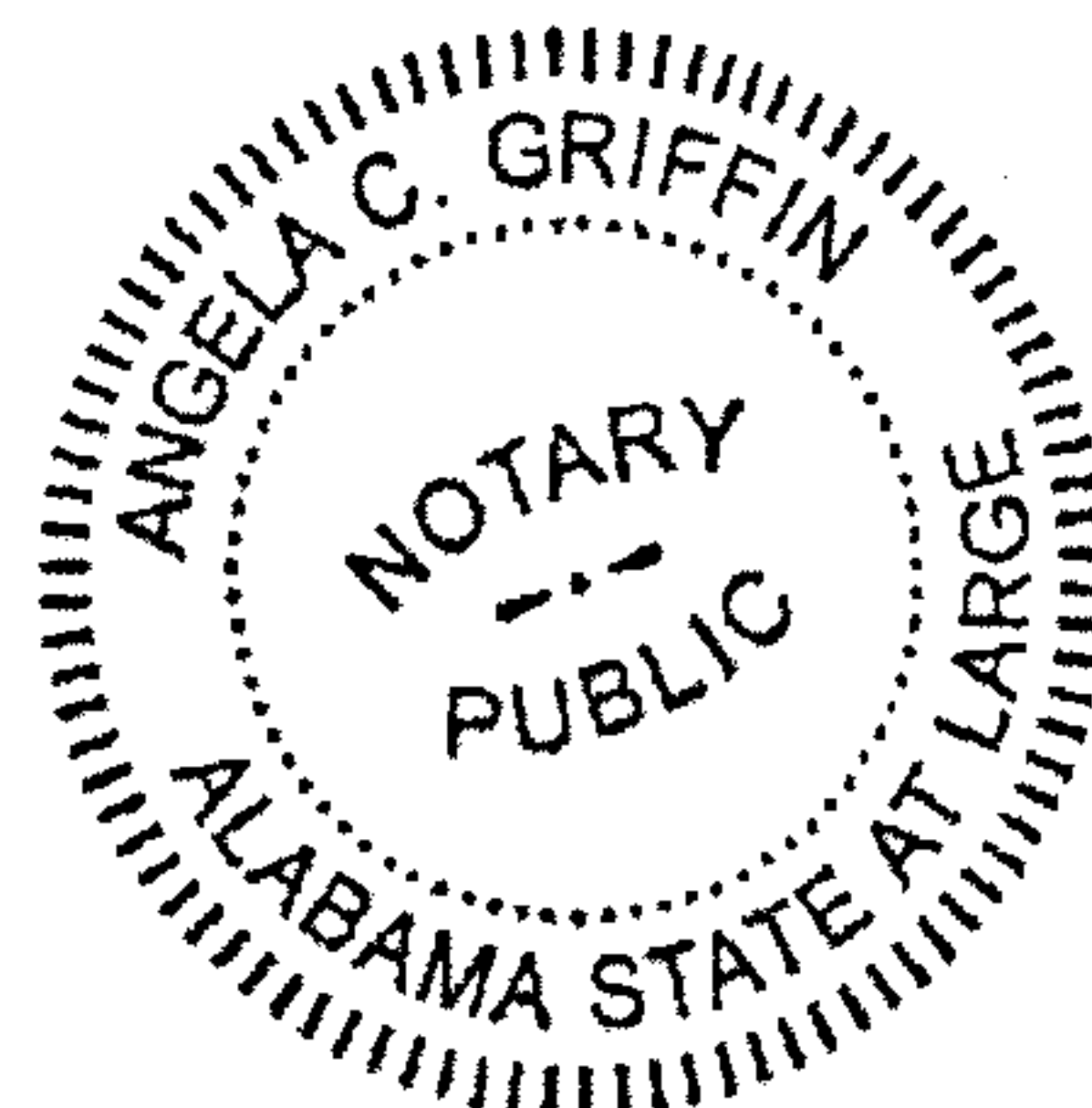
STATE OF ALABAMA
COUNTY OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Ramsey** whose name as **Representative**, of the Alabama State Board of the CHurch of God of Prophecy for **Church of River Hills - COGOP**, a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal this 2nd day of February, 2023.

Angela C. Griffin
Notary Public.

My Commission Expires: 2-4-2023

(Seal)



CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
CBT File #2212032

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

Grantor's Name Church of River Hills - COGOP

Grantee's Name David S. Martin and Sara C. Martin

Mailing Address PO Box 970
Moulton, Alabama 35650Mailing Address 5470 Highway 70, Unit 0
Calera, AL 35040Property Address 5470 Highway 70, Unit 0
Calera, Alabama 35040Date of Sale 02/02/2023Total Purchase Price \$90,000.00

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)

☐ Bill of Sale☒ Sales Contract☐ Closing Statement☐ Appraisal☐ Other _____

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 2/2/23Print David S. Martin

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

☐ UnattestedFH
(verified by)Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2023 12:35:29 PM
\$118.00 BRITTANI
20230203000029180Allen S. Boyd