

20230213000037050 1/3 \$148.00
Shelby Cnty Judge of Probate, AL
02/13/2023 10:04:46 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To Steven's Wack-N-Sack, Inc. 8200 Hwy 17 Maylene, AL 35114

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Community Baptist Church**, an Alabama non-profit corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Steven's Wack-N-Sack, Inc.**, an Alabama corporation (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land situated in Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner said Section 9; thence run North 90° East along the North line of said Section 9 for a distance of 821.28 feet to the Point of Beginning; thence continue North 90°00'00" East for a distance of 330.92 feet to a point; thence run South 20°02'53" West for a distance of 133.74 feet to a 1" iron crimped pipe found; thence run North 69°55'50" West for a distance of 306.70 feet to an iron pin set with SSI cap; thence run North 08°23'00" East for a distance of 20.61 feet to the Point of Beginning.

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Less and except any part of subject property lying within any road right-of way.
4. Right-of way granted to Alabama Power Company recorded in Volume 197, Page 526.

Shelby County, AL 02/13/2023
State of Alabama
Deed Tax: \$120.00



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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Pursuant to the provisions of *ALA. Code* § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:
Community Baptist Church

P.O. 579
Maylene, AL 35114

Grantees Name and Address:
Steven's Wack-N-Sack, Inc.

8200 Highway 17
Maylene, AL 35111

Property Address: 8245 Highway 17
Maylene, AL 35114

Date of transfer: February 6, 2023
Sales Price: \$120,000.00

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/ Assessor's Appraised Value
☐ Other

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized trustees hereunto set its hands and seals this the 6th, day of February, 2023.

Community Baptist Church
an Alabama non-profit corporation

By: Brian S. Mealer
Brian S. Mealer, Trustee

By: John D. Potts
John D. Potts, Trustee

By: Robin Eberhardt
Robin Eberhardt, Trustee



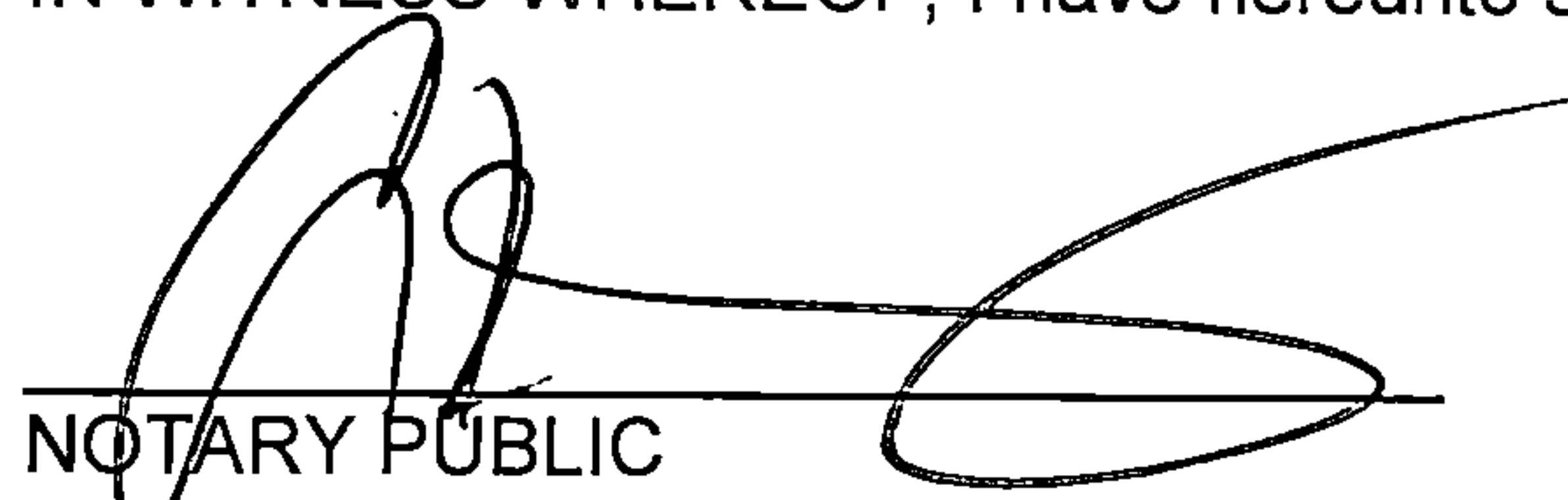
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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brian S. Mealer, John D. Potts and Robin Eberhardt, whose names as Trustee of Community Baptist Church, an Alabama non-profit corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they, in their capacity as such Trustees, executed the same voluntarily for and as the act of said non-profit corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2023.



NOTARY PUBLIC
My Commission Expires: 06-02-2023

