

This Instrument was Prepared by:

Send Tax Notice To: My Sister's Place, Inc.  
P.O. Box 1153  
Calera, AL 35040

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-23-29063

**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 Sixty Thousand Dollars and No Cents (\$460,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Christian Life Fellowship 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 **My Sister's Place, Inc., an Alabama Corporation**, (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

\$390,000.00

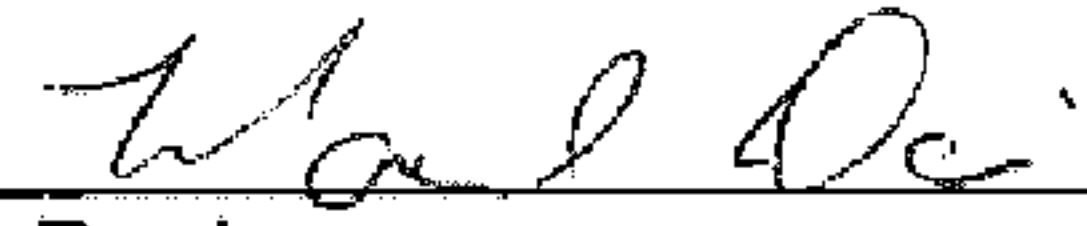
~~XXXXXXX~~  
~~\$368,000.00~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Pastor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of April, 2023.

CHRISTIAN LIFE FELLOWSHIP INC.

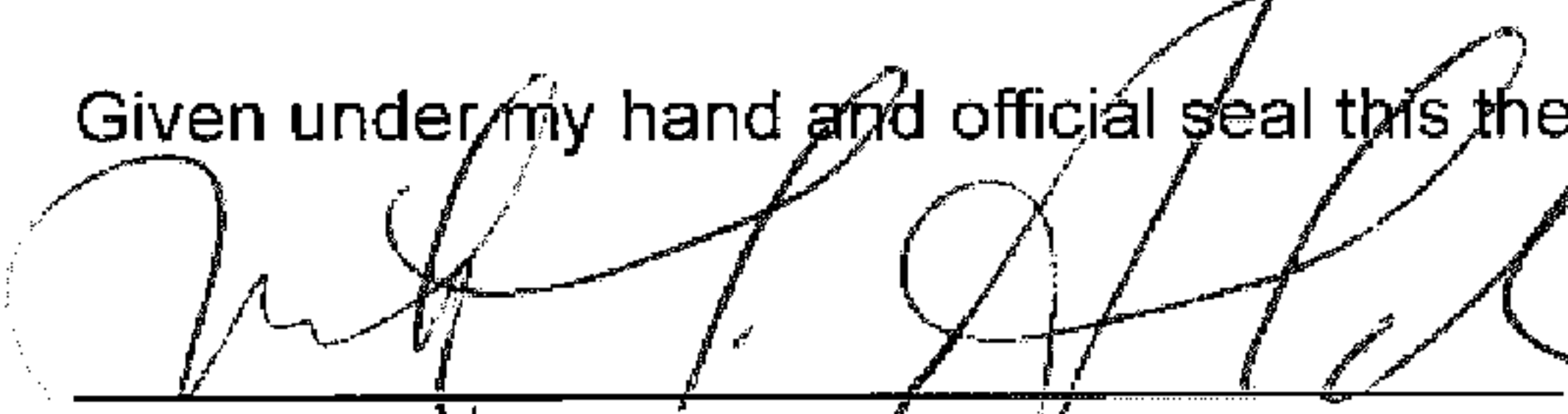
  
\_\_\_\_\_  
Mark Davis  
Pastor

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Mark Davis as Pastor of Christian Life Fellowship 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 12th day of April, 2023.



Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: 9-1-



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

Begin at a found 1/2-inch rebar at the Northeast corner of Block 99, of the unrecorded Dunstan's Map of Calera, dated 1886 and filed in the Probate Office of Shelby County, Alabama, and also the intersection of the Westerly right of way line of U.S. Highway No. and the Southerly right of way line of 2nd Avenue; thence run North 88 degrees 48 minutes 45 seconds West along the South right of way line of 2nd Avenue for 297.99 feet to a set iron; thence run South 03 degrees 04 minutes 19 seconds West for 350.00 feet to a set iron; thence run South 88 degrees 50 minutes 54 seconds East for 158.91 feet to a found capped iron (Dansby); thence run South 02 degrees 23 minutes 26 seconds West for 49.13 feet to a found capped iron (Dansby); thence run South 88 degrees 24 minutes 58 seconds East for 133.47 feet to a found 1/2-inch rebar at the West right of way line of U.S. Highway No. 31; thence run North 03 degrees 47 minutes 16 seconds East along said road right of way 400.17 feet to the point of beginning. According to survey of Jeff D. Arrington, RLS #18664, dated March 23, 2023.

