

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29071

Send Tax Notice To: Christ Central Church of Calera
334 Chestnut Lane
Alabaster, AL 35007

WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Forty Four Thousand Dollars and No Cents (\$44,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christian Life Fellowship Inc., an Alabama non-profit corporation**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christ Central Church of Calera, an Alabama non-profit 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

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$0.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of April, 2023.

CHRISTIAN LIFE FELLOWSHIP INC.

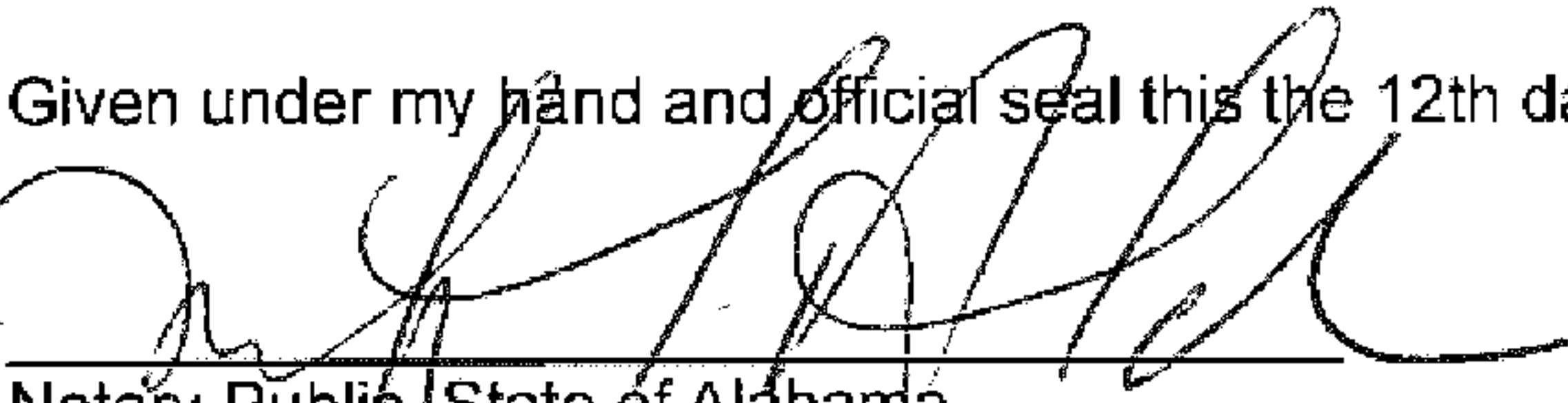


Mark Davis
Pastor

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mark Davis as Pastor Christian Life Fellowship Inc., an Alabama non-profit corporation, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily 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: September 01, 2024

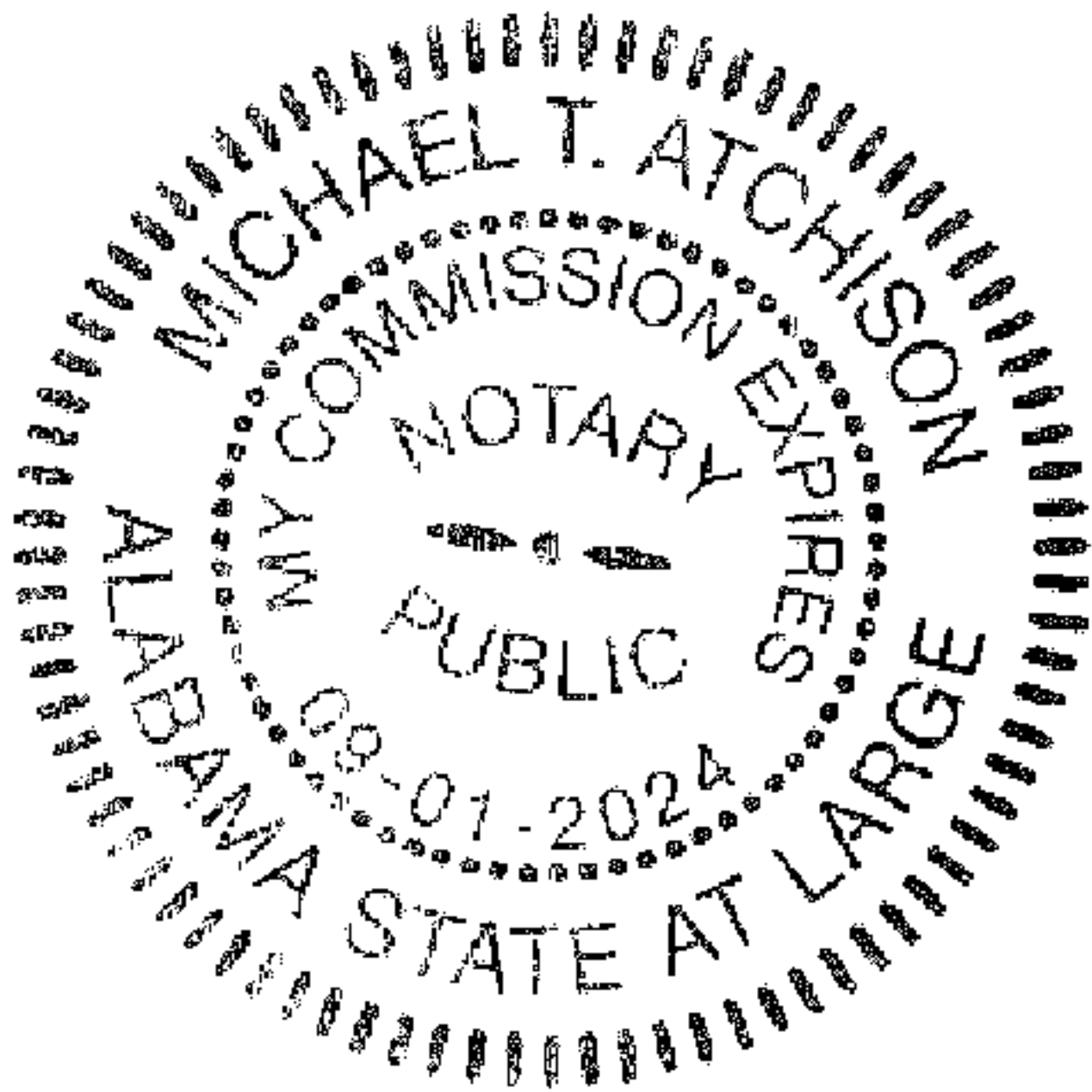


EXHIBIT "A"
LEGAL DESCRIPTION

Commence 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 and the point of beginning; thence continue North 88 degrees 48 minutes 45 seconds West along said road right of way for 161.27 feet to a found 1/2-inch rebar; thence run South 03 degrees 04 minutes 19 seconds West for 274.65 feet to a found 1/2-inch angle iron; thence run North 89 degrees 17 minutes 58 seconds West for 121.42 feet to a found 1/2-inch rebar; thence run South 02 degrees 00 minutes 45 seconds West for 74.47 feet to a found 1/2-inch rebar; thence run South 88 degrees 50 minutes 54 seconds East for 281.28 feet to a set iron; thence run North 03 degrees 04 minutes 19 seconds East for 350.00 feet to the point of beginning.
According to survey of Jeff D. Arrington, RLS #18664, dated March 23, 2023.

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

Grantor's Name	<u>Christian Life Fellowship Inc.</u>	Grantee's Name	<u>Christ Central Church of Calera</u>
Mailing Address	<u>P.O. Box 1133</u>	Mailing Address	<u>334 Chestnut Lane</u>
	<u>Calera, AL 35040</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>Second Avenue</u>	Date of Sale	<u>April 12, 2023</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$44,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>xx Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 April 12, 2023

Print Christian Life Fellowship Inc.

Unattested

Sign *Mark De...*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/13/2023 02:16:44 PM

\$72.00 BRITTANI

20230413000104710



Form RT-1

Allen S. Boyd