

STATE OF ALABAMA

COUNTY OF SHELBY

) Send Tax Notice To:
) Journey Baptist Church
) 100 Aviators View Drive
Alabaster, AL 35007

**THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE SEARCH BY: W. Eric Pitts,
PO Box 280 Alabaster, AL 35007, (205) 216-4418.
No title opinion requested, none rendered. Legal
description supplied by Grantors.**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Calvary Missionary Baptist Church of Deltona/Osteen, Inc.**, a Florida non-profit corporation, (hereinafter "GRANTOR"), for and in consideration of the sum of **TEN DOLLARS and NO/100s (\$10.00)** and other good and valuable consideration, to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to **Journey Baptist Church**, an Alabama non-profit corporation (hereinafter "GRANTEE"), its successors and assigns, that property and interest being further described as follows:

See Exhibit A attached hereto

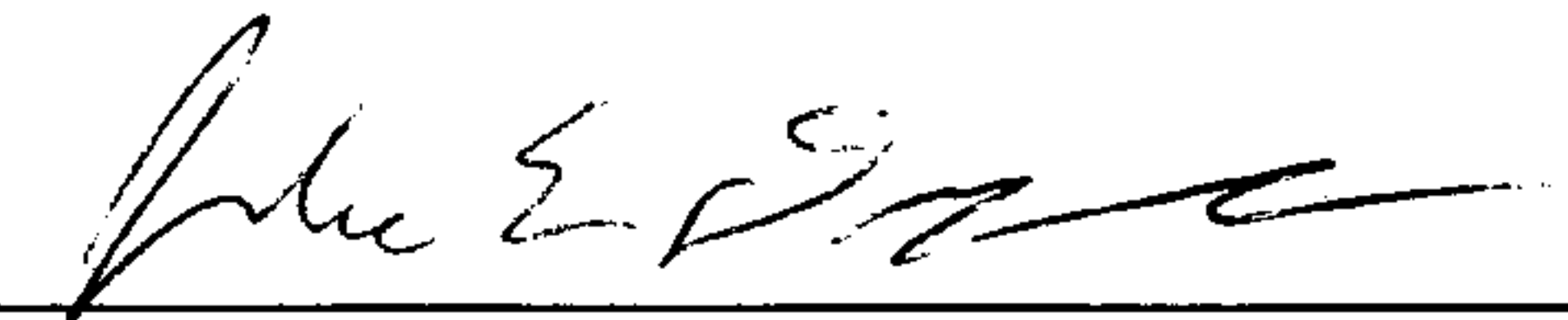
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, its successors and assigns forever.

GRANTOR DOES HEREBY COVENANT, for itself, its successors and assigns, with GRANTEE, its successors and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, its successors and assigns, forever against the lawful claims and demands of all persons.

GRANTOR has hereto set its hand and seal by and through John Dyer, in his official capacity as President and authorized Trustee on this the 13 day of April, 2023.

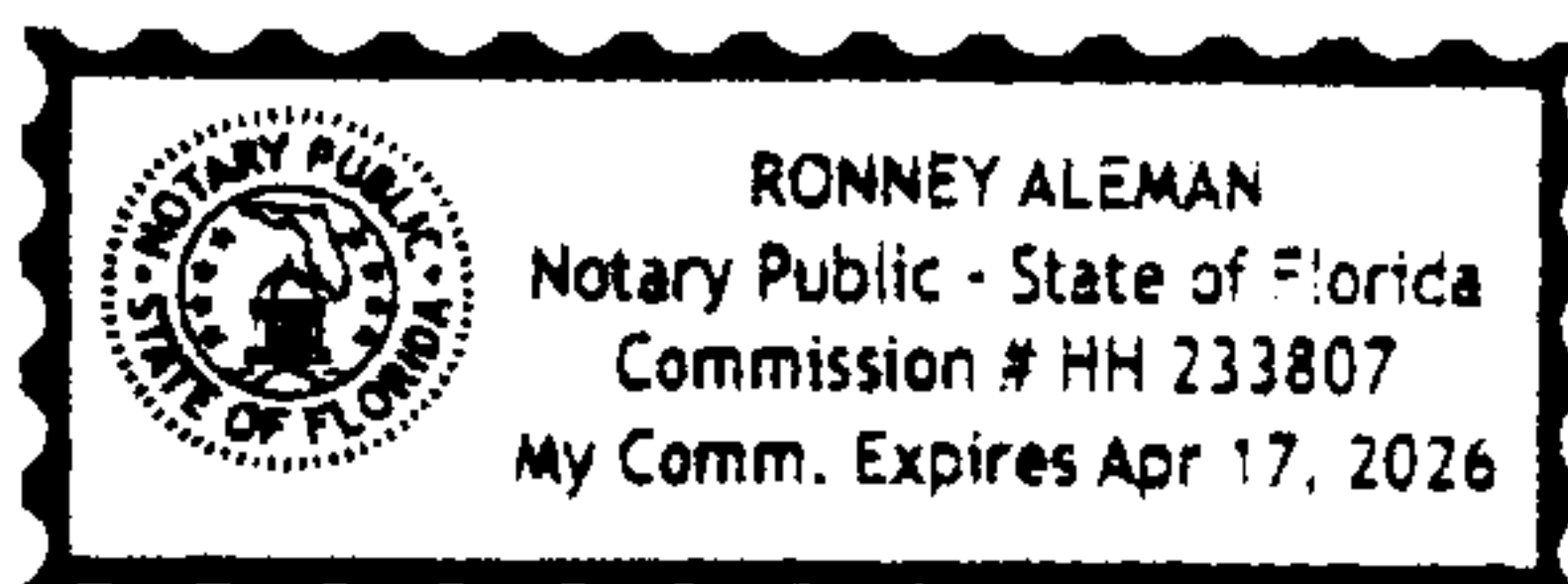
Calvary Missionary Baptist Church of Deltona/Osteen, Inc.
A Florida Non-Profit Corporation

By: 
John Dyer
its President and authorized Trustee

STATE OF FLORIDA
COUNTY OF Duval

The foregoing conveyance was sworn to, subscribed to and acknowledged before me this 13 day of April, 2023, by John Dyer as President and authorized Trustee of Calvary Missionary Baptist Church of Deltona/Osteen, Inc., a non-profit Florida Corporation, who did take oath and who is personally known to me produced a current Florida driver's license as identification or produced as identification, as such officer and Trustee acting with full authority, did execute the foregoing conveyance and on behalf of said entity on the day the same bears date.

(Seal)



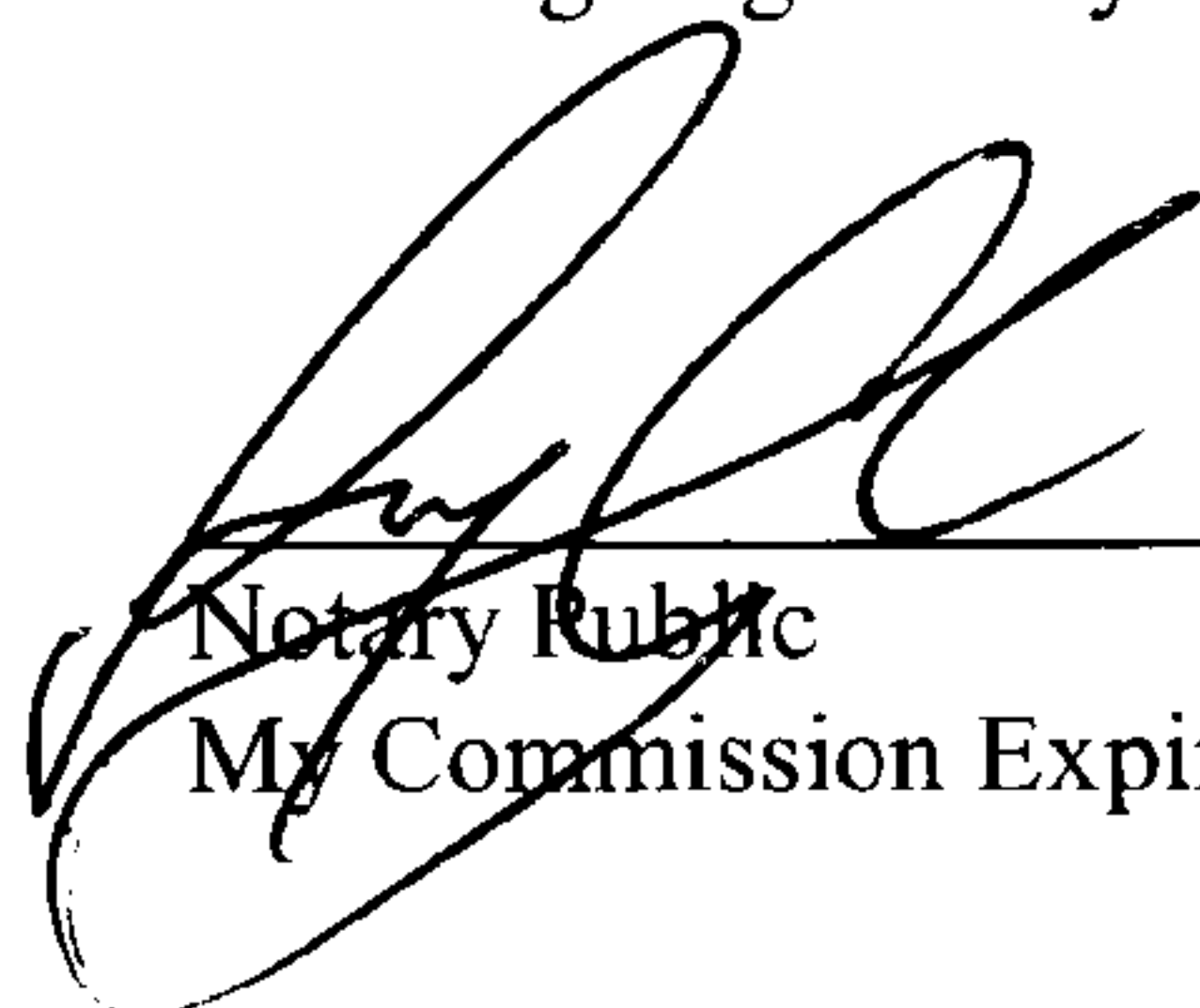

Notary Public
My Commission Expires: Apr / 17, 2024

EXHIBIT A**Parcel I:**

A part of the SW 1/4-SE 1/4 Section 30 and the NW 1/4-NE 1/4 Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Beginning at the southeast corner of the SW 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama and run thence northerly along the east line of said quarter-quarter 78.00 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run westerly 210.00 feet to a steel pin corner; thence turn 91 degrees 15 minutes 45 seconds left and run southerly 183.54 feet to a steel pin corner on the northerly margin of Shelby County Highway No. 12. in a curve to the right; thence turn 71 degrees 12 minutes 09 seconds left to chord and run east-southeasterly along the chord of said curve a chord distance of 209.04 feet to a steel pin corner; thence turn 105 degrees 16 minutes 55 seconds left from chord and run northerly along the east line of the NW 1/4 of the NE 1/4 of section 31 a distance of 168.61 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr. Ala. Registered PLS No. 90'19, dated January 2, 1997.

Parcel II:

A part of the SW 1/4 of SE 1/4 of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence northerly along the East line of said quarter-quarter section 78.00 feet to the point of beginning of the property being described; thence continue along last described course 335.01 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run westerly 260.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run southerly 335.01 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 260.00 feet to the point of beginning.

There is a fifteen foot access easement into this property along the East line of the SW 1/4 of the SE 1/4 of Section and the NW 1/4 of the NE 1/4 of Section 31, all in Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Beginning at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama and run thence northerly along the East line of said quarter - quarter section 78.00 feet to a point; thence turn 90 degrees left and run westerly 15.00 feet to a point; thence turn 90 degrees left and run southerly 77.68 feet to a point; thence turn 2 degrees 15 minutes 12 seconds right and run southerly 164.84 feet to a point on the northerly margin of Shelby County Highway No. 12; thence turn 74 degrees 43 minutes 05 seconds left in chord and run southeasterly a chord distance of 15.55 feet to a point on the East line of the NW 1/4 of the NE 1/4 of Section 31; thence turn 105 degrees 16 minutes 55 seconds left from chord and run northerly along said quarter -quarter line 168.61 feet to the point of beginning and the end of said easement.

Situated in Shelby County, Alabama.

Parcel III:

Lot 119, according to the Survey of Chesapeake Subdivision as recorded in Map Book 37, Page 123, Shelby County, Alabama Records.

Print



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/28/2023 11:47:15 AM
 \$1389.00 JOANN
 20230428000124710

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Calvary Missionary Baptist Church
 Mailing Address of Deltona/Osteen, Inc.
1009 Little Sorrel Drive
Calera, AL 35040

Grantee's Name Journey Baptist Church
 Mailing Address 100 Aviators View Drive
Alabaster, AL 35007

Property Address 100 Aviators View Drive
Alabaster, AL 35007

Date of Sale 04/13/2023
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 1,357,860.00

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 Appraisal

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 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 04/13/2023

Print Paul Armstrong

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1