

This Document Prepared By:
Gregory D. Harrelson, Esq.
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Community of Caritas
100 Our Lady Queen of Peace Drive
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Three Hundred Twenty Two Thousand and 00/100 Dollars (\$322,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Melinda Hurd, a married woman, Vickie Lane Hale, a single individual, Crystal Lane Hale, a single individual and Amanda Leigh Hale, a single individual, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Community of Caritas, an Alabama corporation, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Ad valorem taxes due and payable October 1, 2023 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions;
5. Timber Deed to Community of Caritas.

Subject property does not constitute the homestead of the Grantor(s) nor that of his/her/their Spouse.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

****Remainder of this page is left blank****

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25th day of May, 2023.

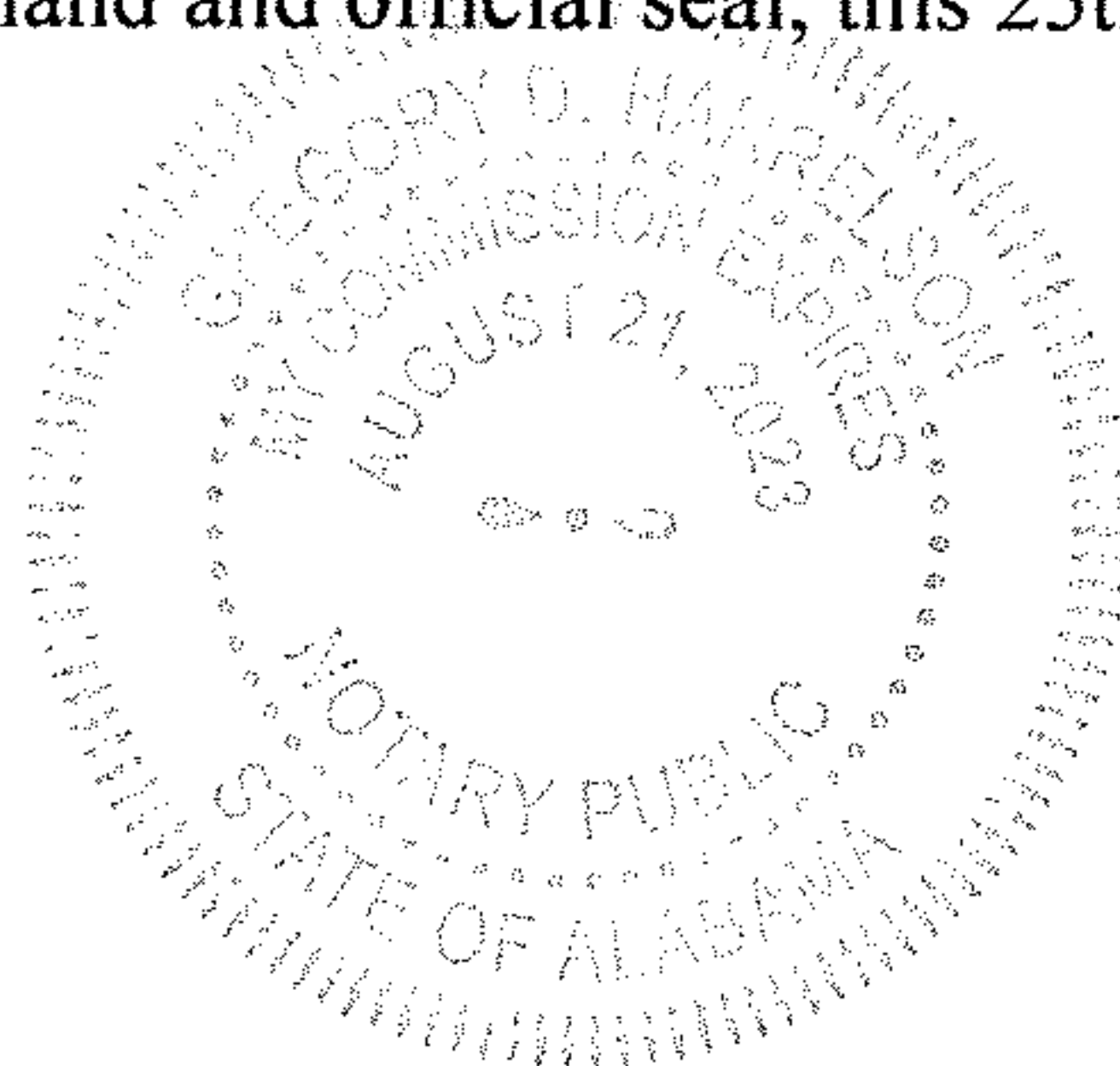
Melinda Hurd

Melinda Hurd

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melinda Hurd, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 2023.



D. Harrelson
NOTARY PUBLIC

My Commission Expires: 8/21/23

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25th day of May, 2023.

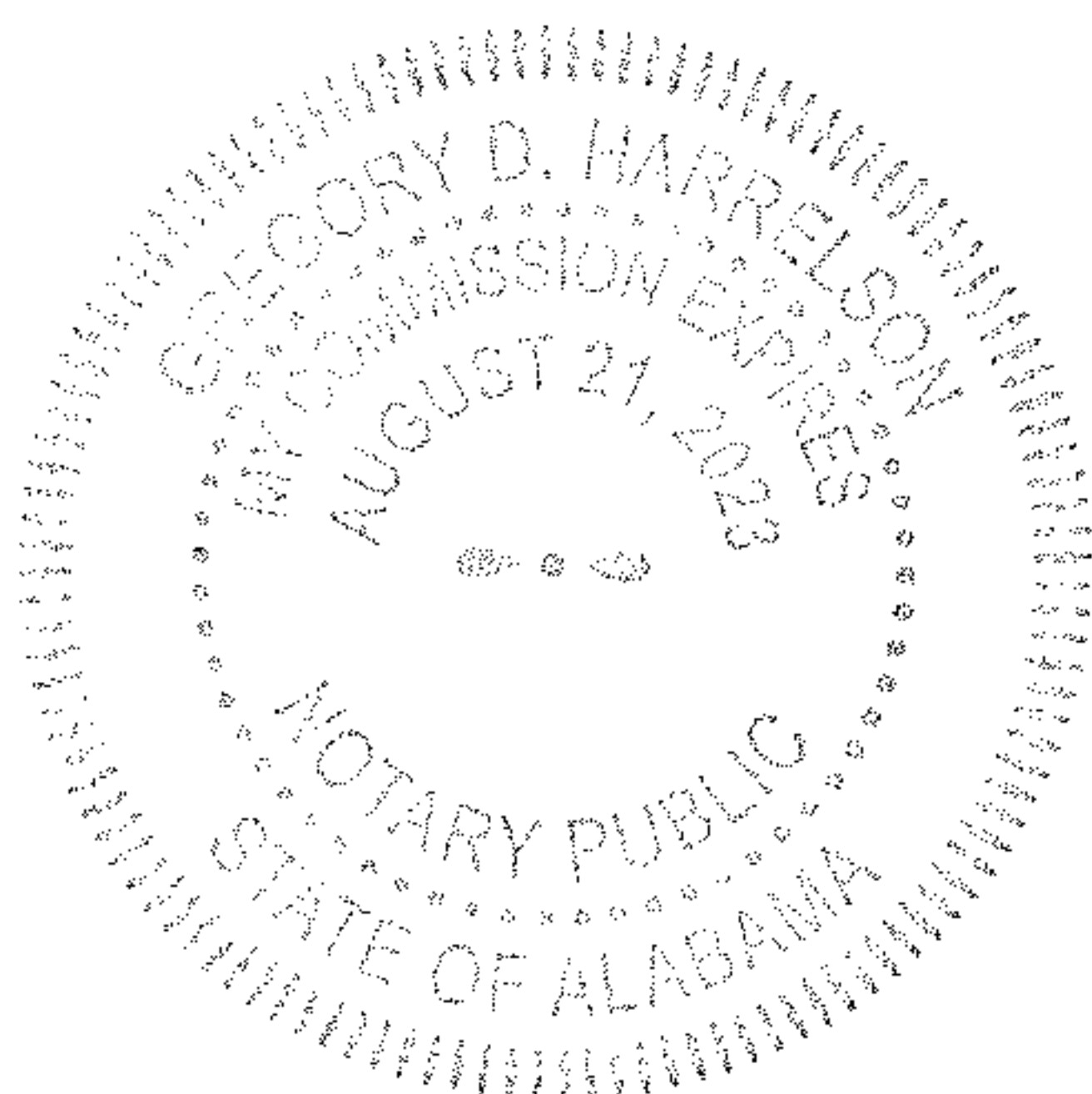
Vickie Lane Hale

Vickie Lane Hale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vickie Lane Hale, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 2023.



D. Harrelson
NOTARY PUBLIC

My Commission Expires: 8/21/23

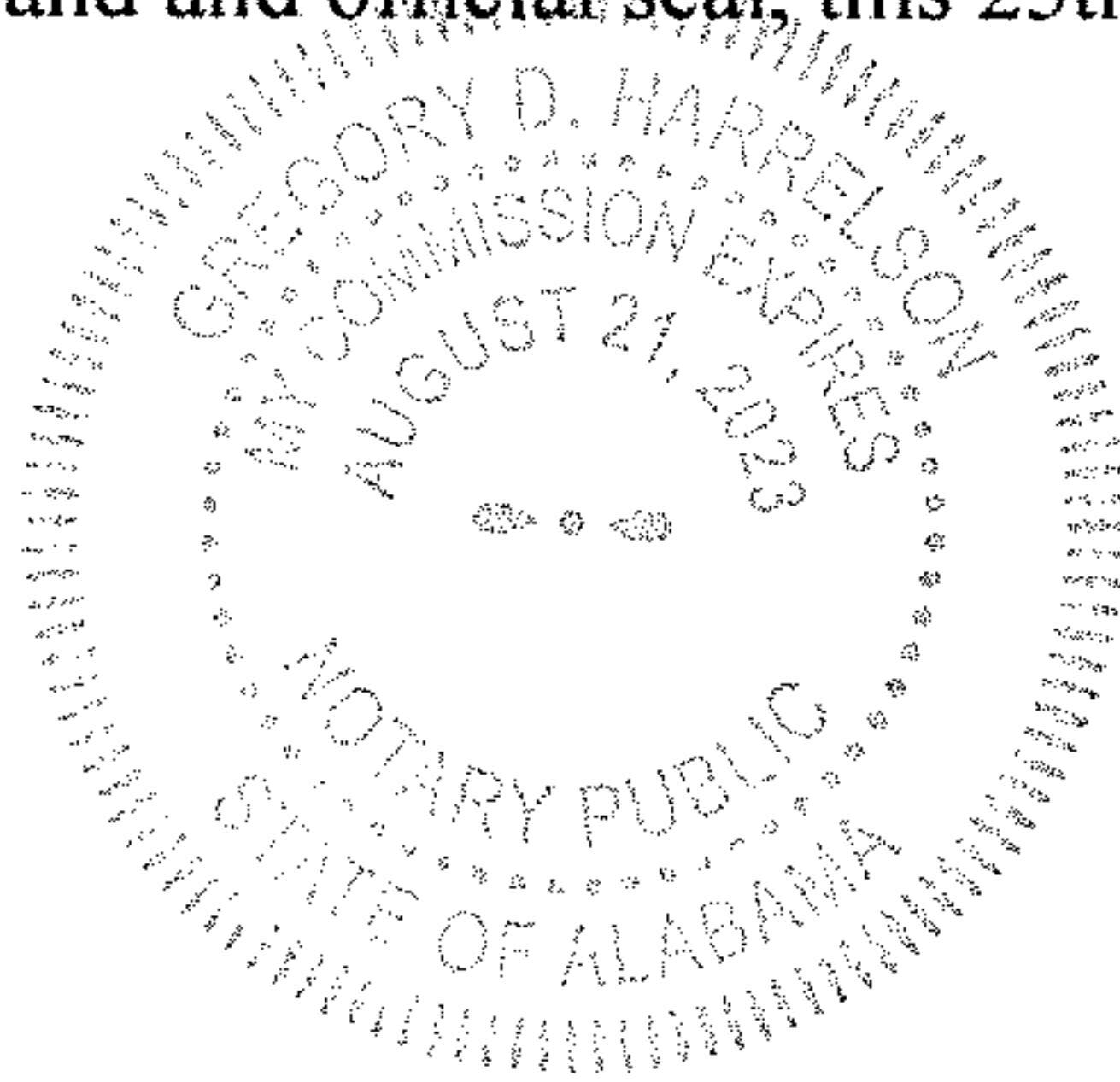
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25th day of May, 2023.

Crystal Lane Hale
Crystal Lane Hale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Crystal Lane Hale, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 2023.



Shawn
NOTARY PUBLIC

My Commission Expires: 8/21/23

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25th day of May, 2023

Amanda Leigh Hale

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Amanda Leigh Hale, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25th day of May, 2023.

Crystal Lane Hale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Crystal Lane Hale, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25th day of May, 2023.

Amanda Leigh Hale

STATE OF Texas)
COUNTY OF Tarrant)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Amanda Leigh Hale, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 2023.

Judith Yates
NOTARY PUBLIC

My Commission Expires: 02-04-2024

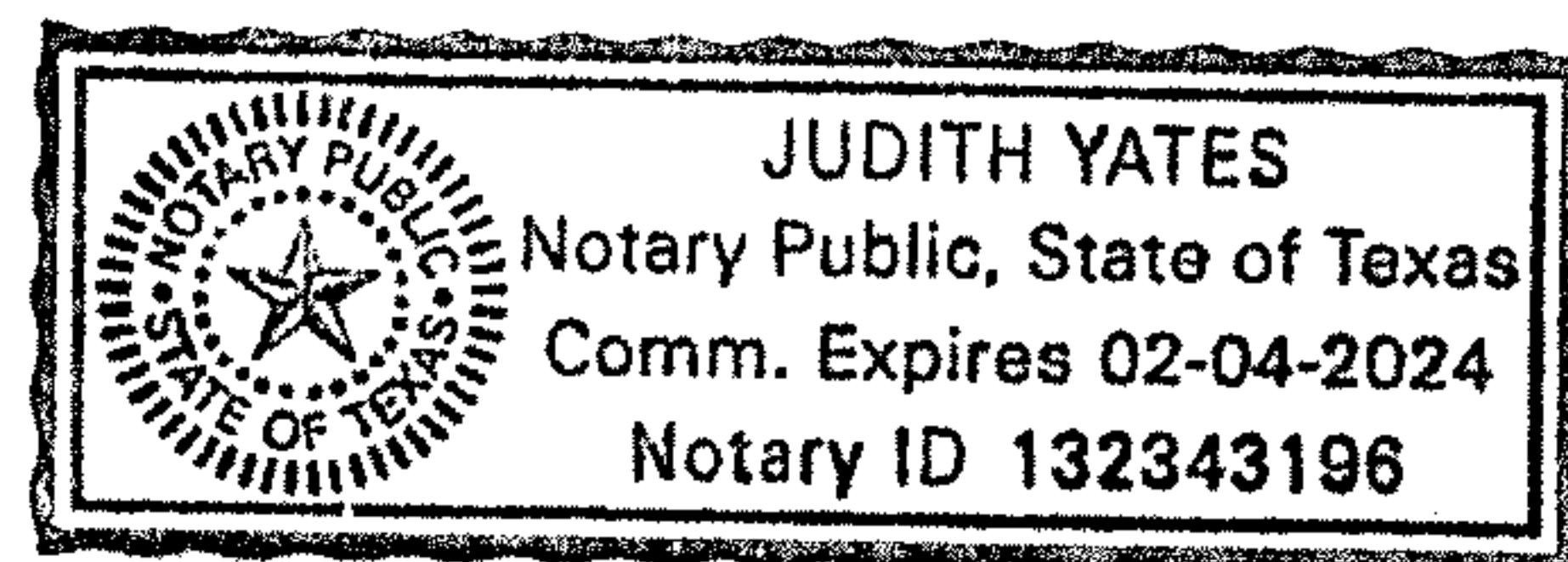


EXHIBIT "A"

Legal Description:

Parcel I

A part of the NE 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1 East and being more particularly described as follows: Commence at the Northwest corner of said 1/4 1/4 Section; thence Southerly and along the West line of same for a distance of 941.66 feet to the point of beginning of the property described herein; thence continue along the last named course and along said West line for a distance of 409.96 feet to the Southwest Corner of said 1/4 1/4 Section; thence turn an angle to the left of 91 deg. 52 min. in an Easterly direction and along the South line of said 1/4 1/4 Section for a distance of 545.54 feet; thence turn an angle to the left of 142 deg. 23 min. in a Northwesterly direction for a distance of 671.14 feet to the point of beginning.

Parcel II

A part of the SW 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1 East, and being described as follows: Commence at the NE corner of said 1/4 1/4 Section, thence Southerly and along the East line of same for a distance of 529.51 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 81.65 feet to a point on the Northwesterly right of way line of the Montevallo Road; thence turn an angle to the right of 40 deg. 51 min. in a Southwesterly direction, and along said right of way line for a distance of 501.16 feet; thence turn an angle to the right of 173 deg. 65 min. in a Northeasterly direction for a distance of 604.00 feet to the point of beginning.

Parcel III

All of that part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 18 Range 1 East lying Southeast of the Montevallo Road.

Parcel IV

West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 18 Range 1 East.

Parcel V

West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 18 Range 1 East.

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

Grantor's Name Melinda Hurd et al
 Mailing Address 1723 Brookview Trail
Birmingham, AL 35216

Grantee's Name Comunity of Caritas
 Mailing Address 100 Our Lady Queen of Peace Dr
Sterrett, AL 35147

Property Address N/A

Date of Sale 05/25/2022

Total Purchase Price \$ 322,000

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/31/2023 02:18:43 PM
 \$361.00 BRITTANI
 20230531000162860

Brittani S. Byrd

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ Closing Statement

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 5/25/23

Print Gregory D. Herrington

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1