

FMV \$4,185,200
To Clear title



20230622000185770 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/22/2023 12:28:27 PM FILED/CERT

Prepared by NCLL National Center for Life and Liberty

Name Address P.O. Box 5076 Largo, FL 33779
Phone

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, the undersigned North Alabama Annual Conference of the United Methodist Church, whose tax mailing address is 898 Arkadelphia Rd., Birmingham, AL 35204, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Helena United Methodist Church, Inc., whose tax mailing address is 2035 County Road 58, Helena AL 35080 (the "Grantee") all the Grantor's rights, title, interest, and claim in or to the following real estate described in Exhibit A attached hereto, situated in the aforesaid County, Alabama:

See Exhibit A

PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. TITLE NOT CHECKED BY ATTORNEY. LEGAL DESCRIPTION FURNISHED BY GRANTEE.

Subject to:

Any unpaid Ad Valorem taxes

Subject to all easements, encumbrances, restrictions, and rights of way of record.

THIS QUITCLAIM DEED IS EXECUTED AND DELIVERED TO REMOVE THE ABOVE DESCRIBED PROPERTY FROM THE TRUST ESTABLISHED UNDER SECTION 2501 OF THE BOOK OF DISCIPLINE OF THE UNITED METHODIST CHURCH.

TO HAVE AND TO HOLD, to the said Grantee and Grantee's heirs and assigns forever.



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IN WITNESS WHEREOF, the party of the first part, acting by and through its duly authorized representatives, has caused this instrument to be executed and delivered as the official act of the Grantor on the 11th day of MAY, 2023.

NORTH ALABAMA CONFERENCE OF THE UNITED METHODIST CHURCH
TRUSTEE REPRESENTATIVES:

Signature

Signature

STATE OF ALABAMA
JEFFERSON COUNTY.

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Harlan Prater/Terry Swafford of the Board of Trustees of the North Alabama Conference of the United Methodist Church, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 2023.

Jean D. Sandifer
NOTARY PUBLIC
My Commission expires: My Commission Expires
November 18, 2026



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Exhibit A

Helena UMC Parcels

PARCEL 1 – (Church: 2035 County Road 58, Helena AL 35080, Parcel 13 8 27 001 002.062)

Being the same parcel, lot or tract conveyed by Corporate Form Warranty Deed dated December 19, 1986, and recorded as Book 117, PG 15 in Shelby County, AL by and between Tanglewood Corporation, Grantor, and Helena United Methodist Church, an AL non-profit corporation, herein referred to as Grantee, to-wit:

A portion of property described as from the Southeast corner of said West half of the Northwest Quarter of Section 27, run North 0 degrees 14 minutes 19 seconds East along East line of said West half of the Northwest Quarter for a distance of 1412.60' to a point of beginning for parcel B; run thence South 66 degrees 44 minutes 19 seconds West for a distance of 65.42 feet more or less to point; run thence North)°-14'-19" East to a point on the Southwest right of way of Shelby County No. 58; Run thence Southeast along said right of way to a point; run thence South 0 degrees 14 minutes 19 seconds W for a distance of 330 feet more or less to the point of beginning. Said land being the Northwest Quarter of Section 27, Township 20 South, Range 3 West of the Huntsville principal Meridian, Shelby County, Alabama and consisting of 7.598 acres.

PARCEL 2:

Being that same parcel conveyed by Scott-Long Realty, Inc. to Helena United Methodist Church, Inc., dated January 26, 1979, recorded in Shelby County, AL in Book 317 Page 805, to-wit:

PART OF the W 1/2 of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
FROM THE Northeast corner of said W 1/2 of NW 1/4, run in a Southerly direction along the East line of W 1/2 of NW 1/4 for a distance of 919.51 feet to a point of intersection with the Southwest Right of Way line of Shelby County Road No. 58 being the point of beginning; thence continue along last mentioned course for a distance of 330.00 feet; thence turn an angle to the right of 66 degrees 30 minutes and run in a Southwesterly direction for a distance of 141.00 feet; thence turn an angle to the right of 0 degrees 20 minutes 51 seconds and run in a Southwesterly direction for a distance of 197.10 feet to a point on a curve, said curve being concave in a Southwesterly direction and having a radius point of 359.58 feet from last mentioned point along an extension of last mentioned line; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve for a distance of 50.21 feet (arc having a central angle of 8 degrees 00 minutes and a chord of 50.17 feet); thence from the chord line, turn an angle to the right of 94 degrees 00 minutes 50 seconds and run in a Northeasterly direction for a distance of 186.69 feet; thence turn an angle to the left of 105 degrees 33 minutes 16 seconds and run in a Northwesterly direction for a distance of 704.63 feet; thence turn an angle to the right of 75 degrees 15 minutes 35 seconds and run in a Northeasterly direction for a distance of 252.00 feet to the most Easterly corner of Lot 1, Block B Amended Map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86 in Probate Office of Shelby County, Alabama; thence turn an angle to the right and run along the Southwest right of way of Shelby County Road No. 58 for a distance of 608.41 feet, more or less, to the point of beginning.