



20230706000200940 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/06/2023 08:15:52 AM FILED/CERT

Prepared By

Name: Charles E. Hall, Jr., Attorney at Law/NCLL
Address: P.O. Box 5076 Largo, FL 33779-5076

After Recording Return To

Name: Charles E. Hall, Jr., Attorney at Law/NCLL
Address: P.O. Box 5076 Largo, FL 33779-5076

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that on this, ____ day of _____, 2023, the party of the first part, the **MORNINGSTAR UNITED METHODIST CHURCH, INC.**, a PA non-profit corporation, whose address is: 11072 Hwy. 11, Chelsea, AL 35043, its predecessors, successors and assigns, (hereinafter "Grantor"), and the party of the second part, **MORNINGSTAR METHODIST CHURCH**, an Alabama domestic non-profit corporation, whose address is 11072 Hwy. 11, Chelsea, AL 35043 (hereinafter "Grantee") enter into this indenture:

WHEREAS, the Grantor has disaffiliated from The North Alabama Conference of the United Methodist Church (the "UMC") and the UMC has relinquished all right, title, interest, estate and every claim and demand, both at law and in equity to the real properties listed in Exhibit A attached hereto and made part hereof by this reference, including a full and complete release and discharge of the trust clause interest set forth in ¶¶2501 and 2503 of *The Book of Discipline of the United Methodist Church (2016)*, to the Grantor pursuant to an Alabama Quit Claim Deed dated May 11, 2023, and recorded in said county as Inst.# 20230608000172320;

WHEREAS, the Grantor church has formed a new church corporation, the Grantee, to which all of Grantor's real properties in Exhibit A shall be transferred by this instrument;

WITNESSETH THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, Grantor does hereby quitclaim, remise, release, grant, bargain, sell and convey unto the Grantee and its successors and assigns forever, all right, title, interest, estate and every claim and demand, both at law and in equity the following described lots, lands and parcels described in Exhibit A.

SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.



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TO HAVE AND TO HOLD, so that the above Grantor, nor any other person or persons claiming under any of the above Grantor, shall at any time, by any means, or ways, have, claim, or demand any right or title to the aforesaid property, and Grantor hereby transfers all the estate, right, title, interest, lien, equity and claim whatsoever to the Grantee in fee simple, whether in law or equity, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee forever. Grantor does hereby covenant with Grantee that same is lawfully seized in fee of said premises, that it has a good right to sell and convey the same.

IN WITNESS WHEREOF, the Grantor has executed this deed on date first written above.

MORNINGSTAR UNITED METHODIST CHURCH, INC., a PA non-profit corporation,

By: Jennifer B. Jacobs

Print : Jennifer B. Jacobs

Title: Lay Leader

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that: Jennifer B. Jacobs whose name(s) are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same date.

Given under my hand this 5th day of July, 2023.

Mark Alan Puckett
Notary Public

My Commission Expires: 09/23/2026





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Exhibit A

Morningstar UMC Parcels

PARCEL 1 - Parsonage property address: 125 Brynhurst Drive, Chelsea, AL., and Parcel Identification Number: 099320003016.000.

Being the same parcel, lot or tract conveyed by Statutory Warranty Deed dated April 28, 1997, and recorded as Instrument number 1997-14027, by D. R. Horton, Inc.- Birmingham, herein referred to as GRANTOR to Morningstar United Methodist Church, Inc., herein referred to as GRANTEE, to-wit:

Lot 216, according to the Survey of Brynleigh Estates, 2nd Sector, as recorded in Map Book 21, Page 65 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

PARCEL 2 – Church property address: 11072 Highway 22, Chelsea, AL., and Parcel Identification Number: 099310001003.005.

Being the same parcel, lot or tract conveyed by Statutory Warranty Deed dated September 15, 1998, and recorded in Book _____ Page _____ by CHARLES S. GIVIANPOUR, AS TRUSTEE OF THE CSG CONSTRUCTION COMPANY, INC., PROFIT SHARING TRUST ("Grantor") in favor of MORNINGSTAR UNITED METHODIST CHURCH, INC. ("Grantee"), to-wit:

PART OF the East ½ of the NE ¼ and part of the NE ¼ of the SE ¼ both in Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGINNING at the NE corner of the SE ¼ of the NE ¼ of said Section 31, run in a southerly direction along the east line of said section for a distance of 1318.97 feet to an existing iron rebar set by Laurence D. Weygand; then turn an angle to the right of 54 degrees 51 minutes 55 seconds and run in a southwesterly direction for a distance of 511.71 feet to an existing iron rebar; then turn an angle to the right of 117 degrees 44 minutes 18 seconds and run in a northerly direction for a distance of 852.21 feet to an existing iron rebar set by Laurence D. Weygand; then turn an angle to the left of 116 degrees 27 minutes 06 seconds and run in a southwesterly direction for a distance of 223.39 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 116 degrees 27 minutes 06 seconds and run in a northerly direction for a distance of 111.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 63 degrees 32 minutes 54 seconds and run in a northeasterly direction for a distance of 223.39 feet to an existing iron rebar set by Laurence D. Weygand and being on a curve, said curve being concave in a westerly direction and having a central angle of

17 degrees 30 minutes 31 seconds and a radius of 657.59 feet; thence turn an angle to the left (76 degrees 53 minutes 06 seconds to the chord of said curve) and run in a northerly and northwesterly direction along the arc of said curve for a distance of 200.95 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (76 degrees 53 minutes 06 seconds from the chord of last mentioned curve) and run in a northeasterly direction for a distance of 666.36 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 56 degrees 09 minutes 07 seconds and run in a northerly direction for a distance of 361.22 feet, more or less, to an existing iron rebar set by Laurence D. Weygand being on the south right-of-way line of Shelby County Highway #11; thence turn an angle to the right of 56 degrees 09 minutes 07 seconds and run in a northeasterly direction along the south right-of-way line of said Shelby County Highway #11 for a distance of 72.24 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 123 degrees 50 minutes 53 seconds and run in a southerly direction along the east line of said Section 31 for a distance of 302.25 feet, more or less, to the point of beginning. According to the survey of Laurence D. Weygand dated August 20, 1998.

PARCEL 3 - Portable classrooms and parking lot property address: 11072 Highway 22 Chelsea, AL., and Parcel Identification Number: 099310001003.007.

Being the same parcel, lot or tract conveyed by Statutory Warranty Deed dated August 14, 2006, and recorded in Shelby County, AL, as Instrument number 20060815000396770, by Chelsea Station, LLC, (the "Grantor") unto Morningstar United Methodist Church, Inc. (the "Grantee"), to-wit:

A parcel of acreage located in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, and being adjacent to Lot 1, Morningstar United Methodist Church survey as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 29, Page 64, all being more particularly described as follows:

From an existing iron rebar set by Weygand being the most Northerly corner of said Lot 1, Morningstar United Methodist Church survey, run in a Southwesterly direction along the Southeast right-of-way line of Shelby County Highway #11 for a distance of 72.24 feet to an existing iron rebar set by Weygand and an existing corner of said Lot 1 being the point of beginning; thence turn an angle to the left of $56^{\circ} 09' 07''$ and run in a Southerly direction along a property line of said Lot 1 for a distance of 361.22 feet to an existing iron rebar set by Weygand and being a corner of said Lot 1; thence turn an angle to the right of $56^{\circ} 09' 07''$ and run in a Southwesterly direction along a property line of said Lot 1, Morningstar United Methodist Church for a distance of 120.41 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $123^{\circ} 50' 53''$ and run in a Northerly direction for a distance of 361.22 feet to an existing iron rebar set by Weygand and being on the Southeast right-of-way line of Shelby County Highway #11; thence turn an angle to the right of $56^{\circ} 09' 07''$ and run in a Northeasterly direction along the Southeast right-of-way line of said Shelby County Highway #11 for a distance of 120.41 feet, more or less, to the point of beginning, containing 0.83 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Morningstar United Methodist Church Grantee's Name Morningstar Methodist Church
Mailing Address 11072 Highway 11 Mailing Address 11072 Highway 11
Chelsea, AL 35043 Chelsea, AL 35043

Property Address 11072 Highway 11 Date of Sale _____
Chelsea, AL 35043 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,231,820

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 To Clear Title
☐ 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 7/6/2023

Print April Bower

Unattested

(verified by)

Sign

April Bower

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1