

Send Tax Notice to:
Birmingham Community Deaf
Church
504 Line Creek Cove
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-11171

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jeff Bentley and Lori Winford Bentley, Trustees of Bentley Living Trust, dated October 21, 2012 (herein referred to as "Grantor," whether one or more)**, whose mailing address is
580 14th Avenue Southwest, Alabaster, AL 35007

by **Birmingham Community Deaf Church (herein referred to as "Grantee")**, whose mailing address is
504 Line Creek Cove, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **580 14th Avenue Southwest, Alabaster, AL 35007**,
and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 10 day of August, 2023.

Bentley Living Trust, dated October 21, 2012

By: Jeff Bentley
Jeff Bentley, Trustee

By: Lori Winford Bentley
Lori Winford Bentley, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeff Bentley and Lori Winford Bentley**, whose name(s) as **Trustee(s)** of **Bentley Living Trust, dated October 21, 2012**, 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **Bentley Living Trust, dated October 21, 2012**, on the day the same bears date.

Given under my hand and official seal this 10 day of August, 2023.

Hailey M. Taylor
Notary Public

Printed Name
My Commission Expires:

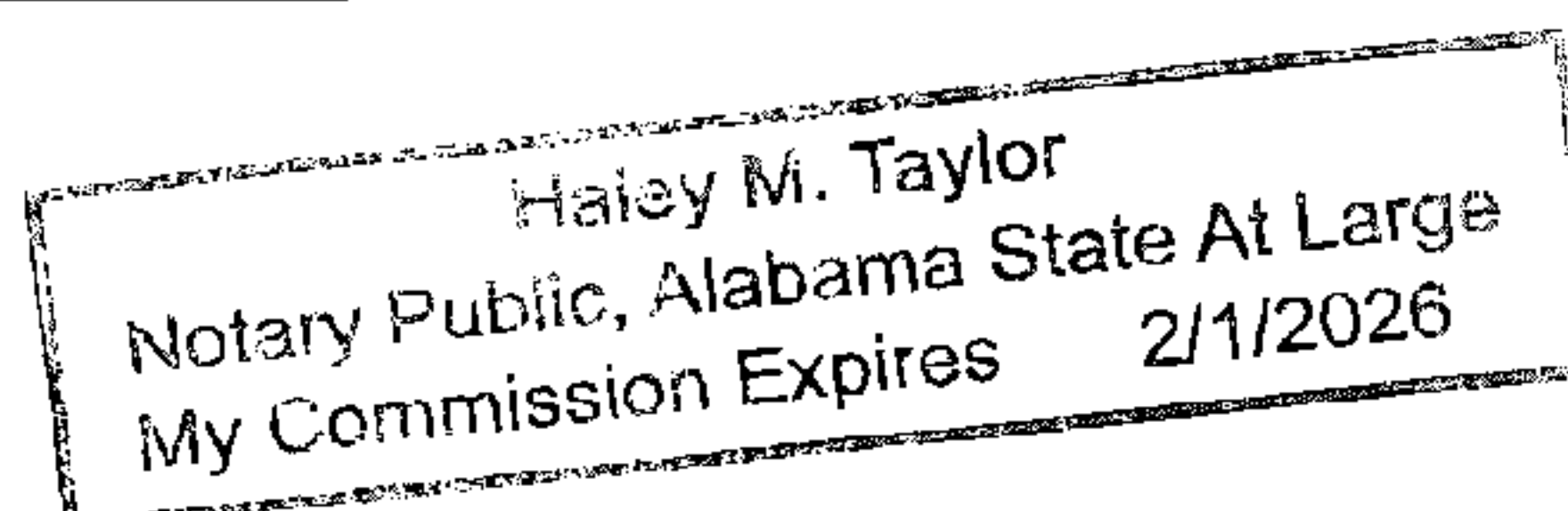
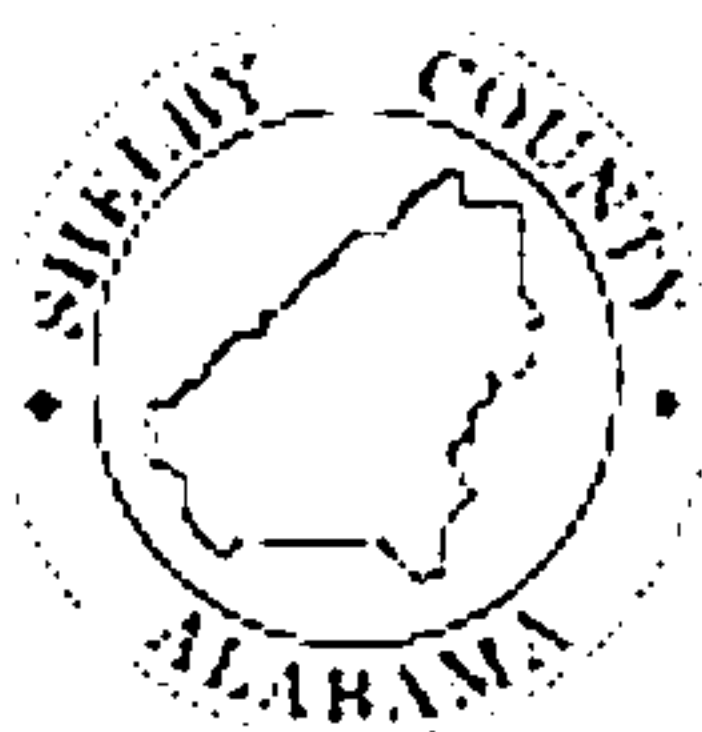


EXHIBIT A**Property 1:**

Lot 8 and part of Lots 3, 4, 5, 6, 7 and 9, in Block 4, according to the Survey of Buck Creek Cotton Mills, as shown recorded in Map Book 3, page 8, in the Probate Office of Shelby County, Alabama, and more particularly described by metes and bounds as follows:

Begin at the intersection of the West line of the East 2 of Block 4 with the South right of way line of the CSX Transportation Railroad ROW and thence run South $00^{\circ}11'17''$ West, a distance of 321.73 feet (meas) 321.00 feet (Map) to a point on the North line of 14th Avenue SW (60' ROW); thence South $87^{\circ}48'56''$ East and along said ROW a distance of 160.00 feet (Map) to a point on the Westerly ROW line of Alabama Highway #119 (50' ROW); thence North $00^{\circ}10'46''$ East, leaving said 14th Avenue SW ROW and along said Highway #119 ROW a distance of 103.08 feet (Meas), 103.17 feet (Map) to a point on the South ROW line of CSX Transportation Railroad, said point also being the beginning of a non tangent curve to the right, having a radius of 1,903.53 feet a central angle of $08^{\circ}17'48''$ a chord bearing of North $35^{\circ}18'22''$ West, and a chord distance of 275.40 feet (Meas & Map); thence along the arc of said curve and said ROW a distance of 275.64 feet to the Point of Beginning. According to the survey of Robert C. Farmer, dated November 19, 2002.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2023 11:37:44 AM
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Allen S. Bayl