



20231101000321230 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/01/2023 12:57:34 PM FILED/CERT

### Validation Information

PREPARED BY: Leonard N. Math, Chambless Math & Carr, P.C., P.O. Box 230759, Montgomery, Alabama 36123-0759

Grantee and Send Tax Notice To:  
HELENA METHODIST CHURCH  
2035 COUNTY RD 58  
HELENA, AL 35080

Grantor:  
HELENA UNITED METHODIST CHURCH  
2035 COUNTY RD 58  
HELENA, AL 35080

Total assessed value: \$4,185,200.00

Property Address: 2035 HIGHWAY 58,  
HELENA, AL 35080

The purchase price or actual value claimed on this form can be verified from the following  
documentary evidence: Assessed Value 13-8-27-2-001-002.062

### STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of and other valuable considerations to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, HELENA UNITED METHODIST CHURCH, a not for profit corporation, (herein referred to as Grantor), does hereby GRANT, BARGAIN, SELL and CONVEY unto HELENA METHODIST CHURCH (herein referred to as Grantee), in fee simple, the following described real estate, situated in the County of SHELBY, and the State of Alabama, to-wit:

PARCEL I - (CHURCH: 2035 COUNTY ROAD 58, HELENA AL 35080, PARCEL 13 8 27 001 002.062)

FROM THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST; RUN THENCE NORTH 0° 14' 19" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER FOR A DISTANCE OF 1412.6 FEET TO THE SOUTHEAST CORNER OF THE UNITED METHODIST CHURCH OF HELENA PROPERTY; RUN THENCE SOUTH 66° 44' 19" WEST ALONG SAID CHURCH PROPERTY FOR A DISTANCE OF 141.03 FEET; RUN THENCE SOUTH 67° 05' 10" WEST ALONG SAID CHURCH PROPERTY FOR A DISTANCE OF 197.10 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CHURCH PROPERTY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 359.58 FEET FOR AN ARC DISTANCE OF 50.21 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 30° 54' 50" WEST FOR A DISTANCE OF 70.0 FEET; RUN THENCE SOUTH 73° 29' 38" WEST FOR A DISTANCE OF 436.14 FEET RUN THENCE NORTH 16° 30' 22" WEST FOR A DISTANCE OF 327.85 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK D OF SAID SUBDIVISION; RUN THENCE NORTH 16° 34' 25" WEST FOR A DISTANCE OF 121.66 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK D OF SAID SUBDIVISION; RUN THENCE NORTH 16° 44' 13" WEST FOR A DISTANCE OF 137.66 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK D OF SAID SUBDIVISION; RUN THENCE NORTH 57° 45' 44" EAST FOR A DISTANCE OF 160.05 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK D; RUN THENCE NORTH 50° 07' 23" EAST FOR A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK B, OF SAID SUBDIVISION; RUN THENCE NORTH 51° 15' 11" EAST FOR A DISTANCE OF 199.95 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK B, OF SAID SUBDIVISION; RUN THENCE SOUTH 30° 47' 43" EAST FOR A DISTANCE OF 98.11 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK B, OF SAID SUBDIVISION; RUN THENCE SOUTH 37° 07' 09" WEST ALONG THE WEST LINE OF THE UNITED METHODIST CHURCH OF HELENA PROPERTY FOR A DISTANCE OF 41.71 FEET; RUN THENCE SOUTH 38° 30' 58" EAST ALONG THE SOUTHWEST LINE OF SAID CHURCH PROPERTY FOR A DISTANCE OF 704.63 FEET; RUN THENCE SOUTH 67° 05' 56" WEST ALONG SAID CHURCH PROPERTY FOR A DISTANCE OF 186.64 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE PRINCIPLE MERIDIAN, SHELBY COUNTY ALABAMA AND CONTAINING 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:





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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.

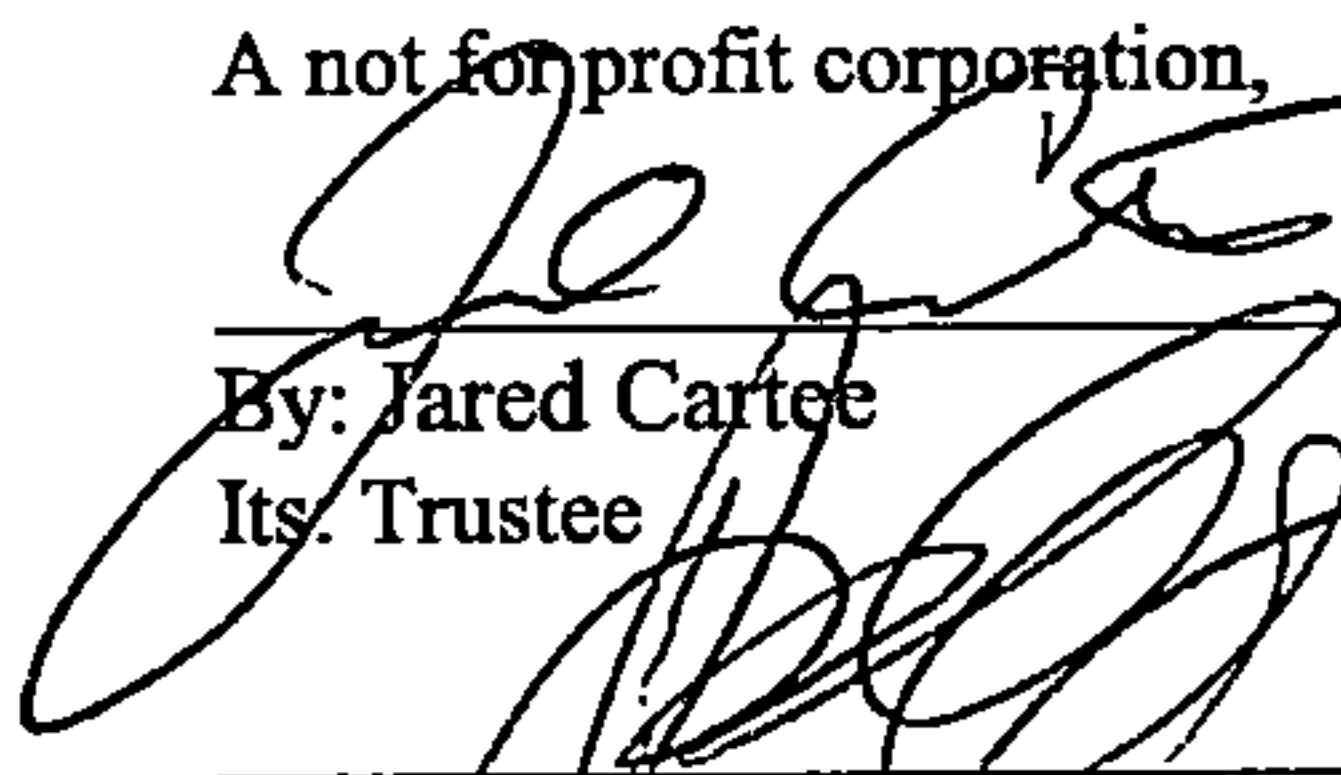
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

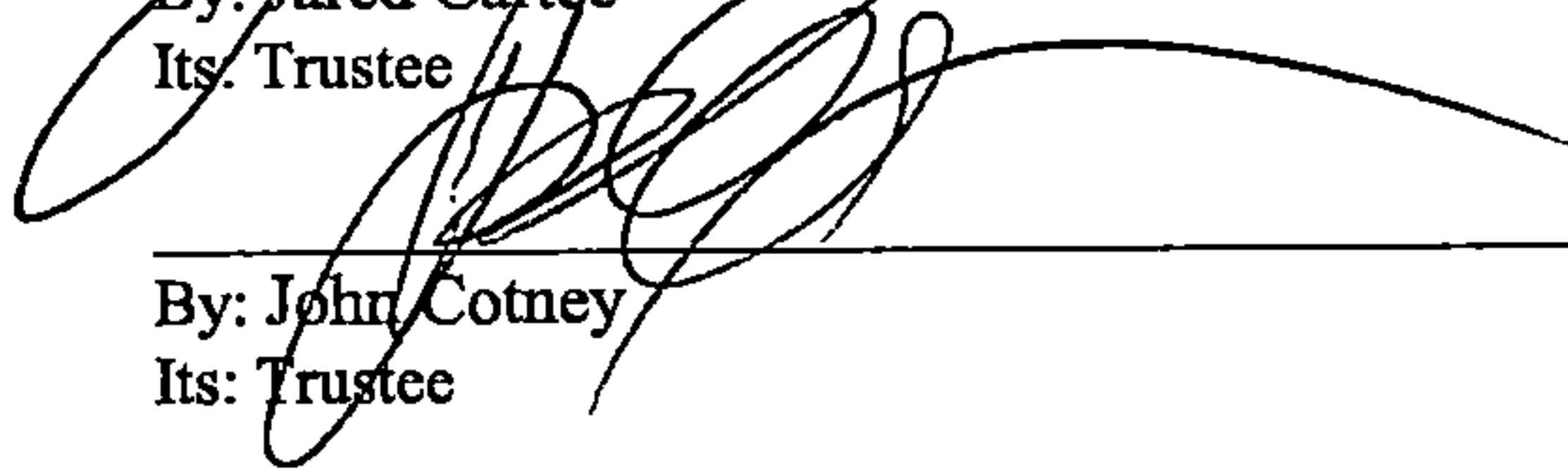
TO HAVE AND TO HOLD to the said GRANTEES in fee simple, and to his/her heirs and assigns forever.

AND THE SAID Grantor(s) will only warrant and forever defend the right and title to the above described property unto the said Grantee(s) against the claims of those persons claiming by, through or under Grantor(s), but not otherwise.

IN WITNESS WHEREOF, HELENA UNITED METHODIST CHURCH, has hereunto caused this instrument to be executed on its behalf by Jared Cartee and John Cotney, as the Authorized Trustees of HELENA UNITED METHODIST CHURCH, this 1st day of ~~October~~ NOVEMBER, 2023.

HELENA UNITED METHODIST CHURCH,  
 A not for profit corporation,

By:   
 Its: Trustee

By:   
 Its: Trustee



ACKNOWLEDGMENT

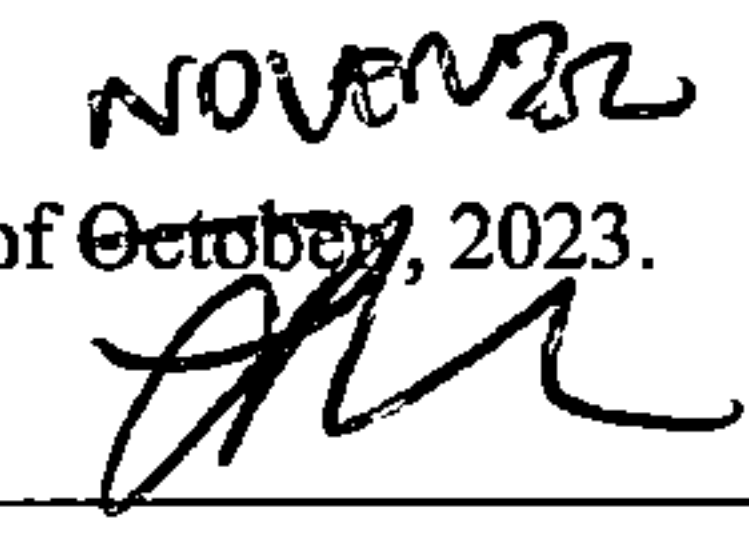
STATE OF ALABAMA  
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I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jared Cartee and John Cotney whose names as Trustees, of HELENA UNITED METHODIST CHURCH are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date, for and as the act of .

Given under my hand and official seal this 15 day of <sup>NOVEMBER</sup> ~~October~~, 2023.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:

LEONARD MATH  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 11, 2025