

File No.: 24003

STATUTORY WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY:
)	City of Alabaster Board of Education	W. Eric Pitts, Esq.
COUNTY OF SHELBY)	10111 Hwy. 119	W. Eric Pitts, L.L.C.
		Alabaster, AL 35007	PO Box 280
			Alabaster, AL 35007
			No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that **First United Methodist of Alabaster, Inc.**, an Alabama non-profit corporation, which is one and same as and also sometimes known as **The First United Methodist Church of Alabaster, Alabama** (hereinafter "GRANTOR"), for and in consideration of the sum of **One Million Nine Hundred Fifty Thousand and 00/100 U.S. Dollars (\$1,950,000.00)** and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to the **City of Alabaster Board of Education** (hereinafter "GRANTEE"), the following described property in Shelby County Alabama, to-wit (the "Property"):

See **Exhibit A** attached hereto and incorporated herein

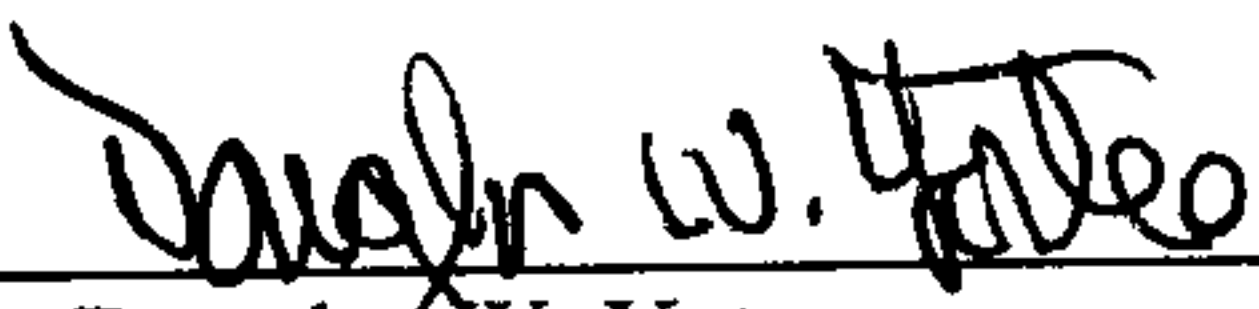
SUBJECT TO, EXCEPT AND RESERVING: (a) those reservations, easements, rights-of-way, encumbrances, exceptions, covenants, encroachments, restrictions, and permitted exceptions set forth on **Exhibit B** hereto, (b) all ad valorem taxes for the current year and subsequent years not yet due and payable, (c) zoning classification or other land use regulations and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining and all right, title and interest of GRANTOR in and to all roads, alleys and ways bounding the Property except as otherwise noted or excepted above, to the said GRANTEE, and its successors and assigns forever.

GRANTOR DOES HEREBY COVENANT, for itself, its successors and assigns, with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEE, its successor and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

GRANTOR HAS HERETO set its hand and seal by and through the undersigned on March 7, 2024.


First United Methodist of Alabaster, Inc.


by Douglas W. Yates
its Designated Signatory

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Douglas W. Yates whose name(s) is/are signed to the foregoing instrument as Designated Signatory of First United Methodist of Alabaster, Inc., and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily as such signatory acting with full authority on behalf of said entity on the day and year set forth above.

GIVEN UNDER MY HAND, on March 7, 2024.


NOTARY PUBLIC

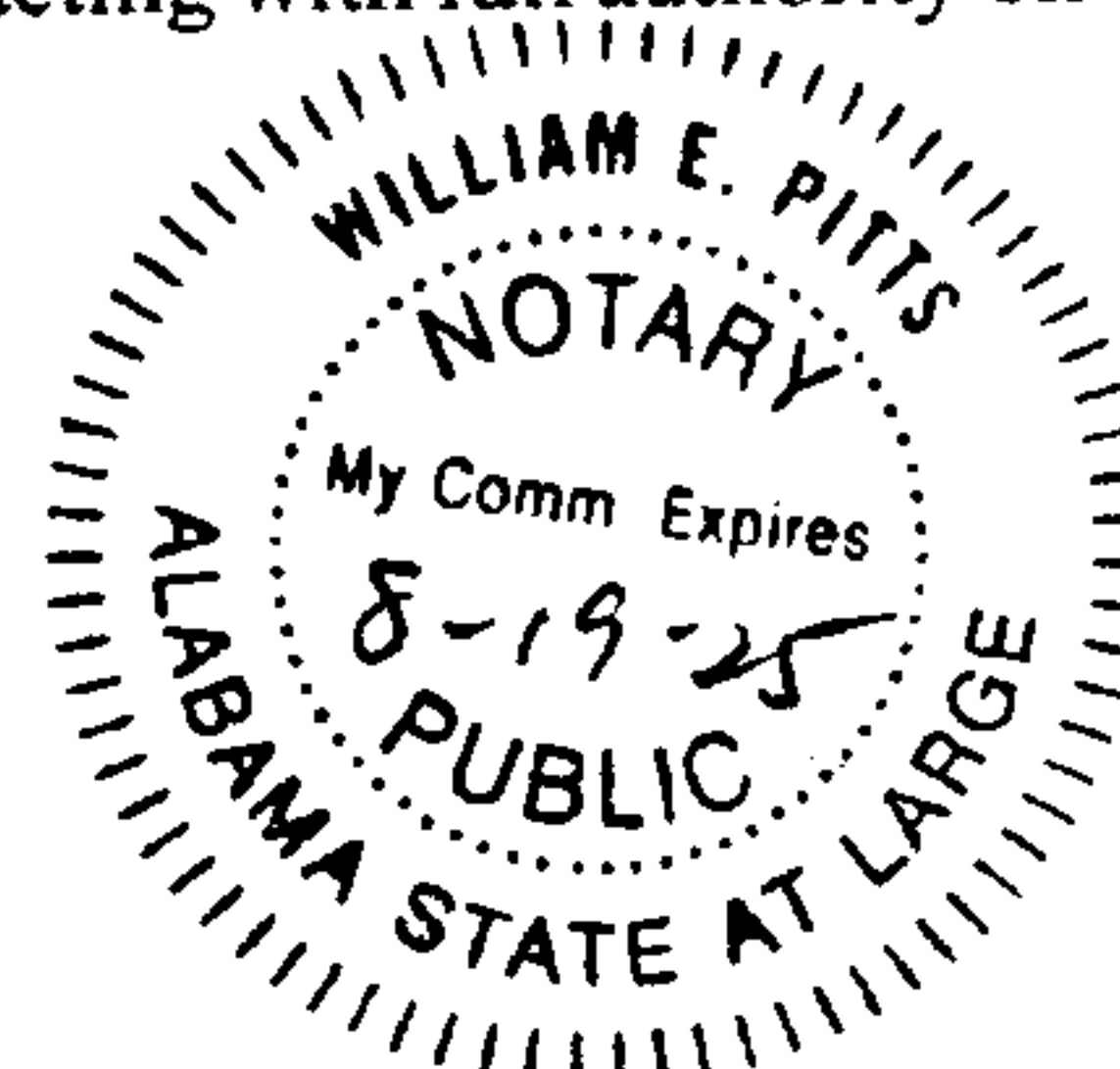


EXHIBIT A
LEGAL DESCRIPTION

Lot 2A, according to the Resurvey of First United Methodist Church Addition to Alabaster, as recorded in Map Book 46, Page 94, in the Probate Office of Shelby County, Alabama.

Together with rights obtained, that constitute an interest in real estate, under that certain Reciprocal Easement for Joint Access and Parking by and between First United Methodist of Alabaster, Inc. and M.E. Buckelew, LLC dated May 12, 2016 and recorded in Instrument Number 20160519000171530 amended in Instrument Number 20220301000086150.

EXHIBIT B

This conveyance is made subject to the following covenants, restrictions and permitted exceptions:

1. Covenants, conditions, restrictions, notice of sink holes, easements and setbacks as shown on Map Book 46, Page 94.
2. Right-of-way granted to Alabama Power Company recorded in Deed Book 148, Page 297; Deed Book 194, Page 31; Deed Book 121, Page 255 and Deed Book 243, Page 378.
3. Right-of-way granted to Alabaster Water Co. recorded in Deed Book 146, Page 211.
4. The accuracy of the North Arrow and the omission of a recognized government section line on the subdivision maps recorded in Map Book 42, Page 27 and Map Book 46, Page 94.
5. Restriction contained in leases from FES Properties to Harco Drug, Inc., a Memorandum of which is recorded in Inst. No. 1994-12136.
6. Reciprocal Easement for Joint Access and Parking as recorded in Inst. No. 20160519000171530 as corrected in Inst. No. 20220301000086150.
7. Common walls existing between subject property and structures situated on Lot 1A and 3A as shown on survey of Gonzales Strength and Associates dated February 29, 2024.
8. Power lines crossing subject property serving adjoining premises as shown on survey of Gonzales Strength and Associates dated February 29, 2024.

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

Grantor's Name	First United Methodist of Alabaster, Inc.	Grantee's Name	City of Alabaster Board of Education
Mailing Address	10903 Hwy. 119 Pelham, AL 35124	Mailing Address	10111 Hwy. 119 Alabaster, AL 35007
Property Address	128 Market Center Drive Alabaster, AL 35007	Date of Sale	March 7, 2024
		Total Purchase Price	\$ 1,950,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 March 7, 2024

Print W Earl Pitts

Unattested

Sign

W Earl Pitts

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/07/2024 03:43:14 PM
 \$32.00 JOANN
 20240307000063310

Form RT-1



Allen S. Bayl