

Corrective
QUIT CLAIM DEED

Prepared by

Name: Harpersville United Methodist Church
Address: P.O. Box 219, Harpersville Al. 35078
Phone:



20240408000097670 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/08/2024 08:43:25 AM FILED/CERT

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 quit claim, unto, **Harpersville Methodist Church**, whose tax mailing address is, **P.O. Box 219, Harpersville, Al. 35078**, (the "Grantee") all the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**: the following general property description, and all that is standing, residing thereon, and on said same property, including all buildings.

All that portion of the hereinafter described lot being known as the Harpersville Church lot which lies north of Morgan Mill dirt road and being situated in SE ¼ of NW ¼ of Section 33, Township 19, Range 2 East; Said Harpersville Church lot being described as follows: Being at a black oak near and on the west side of the road; thence along a line of marked trees south 86 deg. west ten chains 85 links to a Spanish oak near the run of a small creek thence along a line of marked trees (crossing and recrossing the said creek twice) north 4 deg. west 5 chains 60 links to a post oak, east of said creek; thence along a line of marked trees north 79 deg. east 9 chains and 57 links to a red oak near the said road; thence along a line of marked trees nearly parallel with the said road south 16 deg. east 6 chains and 90 links to beginning, containing 6 1/3 acres of land in entire church lot and being a part of the E ½ of NW ¼ of said section 33. It being understood that this deed only conveys that portion of said church lot lying north of Morgan Mill Road as the same now exists.

Corrected Legal Description of Property

Recorded in Instrument # 20231003000295580

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

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 20 day of March, 2024.

NORTH ALABAMA CONFERENCE OF THE UNITED METHODIST CHURCH
TRUSTEE REPRESENTATIVES:

[Signature]
Signature
[Signature]
Signature

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that and of Trustee Representatives of the North Alabama Conference of the United Methodist Church, whose names are signed to the foregoing instrument, and who are 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 20th day of March, 2024.

Dana Lynn Gardner

NOTARY PUBLIC

My Commission expires:

06-13-2024

Subject to:
Any unpaid Ad Valorem taxes



20240408000097670 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/08/2024 08:43:25 AM FILED/CERT

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

THIS QUIT CLAIM DEED IS EXECUTED AND DELIVERED TO REMOVE THE
ABOVE DESCRIBED PROPERTY FROM THE TRUST ESTABLISHED UNDER
SECTION I fj2501 OF THE BOOK OF DISCIPLINE OF THE UNITED
METHODIST CHURCH.

Real Estate Sales Validation Form

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

Grantor's Name UNITED Methodist Church
Mailing Address 898 Arkadelphia RD
Birmingham AL
35204

Grantee's Name Harpersville Methodist Church
Mailing Address PO Box 219
Harpersville AL
35078

Property Address 36937 SR-25
Harpersville AL
35078

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 403,330



20240408000097670 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/08/2024 08:43:25 AM FILED/CERT

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 4/8/24

Print JASON GRIFFIN

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1