

THIS INSTRUMENT PREPARED BY:  
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STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten and No/100 (\$10.00) Dollars cash and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, Transformation Ministries, an Alabama non-profit corporation (hereinafter referred to as "Grantor"), does on this the 13th day of May, 2024, hereby grant, bargain, sell and convey to After Jack, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), the following real estate situated, lying and being in Shelby County, Alabama (hereinafter, the "real estate"), described as follows, to-wit:

A parcel of land in Shelby County, Alabama, described as follows:

Begin at a 1/2" rebar in place at the NW corner of the NW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 89°19'30" West a distance of 85.52 feet to a point; thence South 00°03'00" West a distance of 590.98 feet to a point; thence North 88°01'58" East a distance of 366.33 feet to a point; thence South 01°04'19" East a distance of 60.78 feet to a point; thence North 89°22'41" East a distance of 195.96 feet to a point; thence along a 150.00 foot radius curve for 96.31 feet, with a chord bearing of North 89°22'41" East and a chord distance of 94.66 feet to a point; thence along a 825.00 foot radius curve for 204.70 feet, with a chord bearing of North 59°41'59" East and a chord distance of 204.17 feet to a point; thence South 25°16'36" East a distance of 100.08 feet to a point; thence South 31°26'59" East a distance of 50.60 feet to a point; thence South 22°15'59" East a distance of 100.00 feet to a point; thence along a 575.00 foot radius curve for 74.45 feet, with a chord bearing of North 71°26'36" East and a chord distance of 74.41 feet to a point; thence North 75°09'10" East a distance of 24.87 feet to a point; thence South 14°50'50" East a distance of 100.00 feet to a point; thence South 41°01'52" East a distance of 55.72 feet to a point; thence South 14°50'50" East a distance of 100.00 feet to a point; thence North 75°09'10" East a distance of 5.90 feet to a point; thence South 14°50'50" East a distance of 100.00 feet to a point; thence South 16°36'33" East a distance of 50.02 feet to a point; thence South 29°06'10" East a distance of 125.70 feet to a point; thence North

57°05'41" East a distance of 11.23 feet to a point; thence South 37°08'46" East a distance of 101.40 feet to a point; thence South 68°15'41" East a distance of 154.28 feet to a point; thence North 88°34'02" East a distance of 149.49 feet to a point; thence North 20°29'53" West a distance of 175.18 feet to a point; thence South 85°04'01" West a distance of 160.02 feet to a point; thence North 11°23'48" West a distance of 161.58 feet to a point; thence North 75°20'24" East a distance of 26.55 feet to a point; thence North 14°39'36" West a distance of 100.00 feet to a point; thence South 75°20'24" West a distance of 5.90 feet to a point; thence North 14°39'36" West a distance of 100.00 feet to a point; thence South 75°20'24" West a distance of 24.59 feet to a point; thence North 14°39'36" West a distance of 149.70 feet to a point; thence North 75°12'39" West a distance of 8.20 feet to a point; thence North 14°53'36" West a distance of 250.00 feet to a point; thence South 75°20'24" West a distance of 46.00 feet to a point; thence North 05°04'17" East a distance of 101.12 feet to a point; thence North 00°28'34" West a distance of 125.02 feet to a point; thence North 89°31'26" East a distance of 10.05 feet to a point; thence North 00°28'34" West a distance of 227.25 feet to a point; thence South 89°12'55" West a distance of 1072.79 feet to the point of beginning; situated, lying and being in Shelby County, Alabama.

The conveyance of the real estate from Grantor to Grantee is made expressly subject to property taxes for 2025 due October 1, 2025 (Grantor agreeing to pay the property taxes for 2024), property taxes for all years subsequent thereto, easements of record, easements as located, existing roadways, restrictive covenants of record, if any, matters a current and accurate survey of the real estate would disclose, lack of a right of legal ingress to and from the real estate, mining rights and minerals interests affecting, or involving, the real estate and not owned or controlled by Grantor.

TO HAVE AND TO HOLD said real estate, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, its successors and assigns, together with every contingent remainder and right of reversion.

NO WORD, WORDS OR PROVISIONS of this Statutory Warranty Deed is/are intended to operate as or imply covenants of warranty of title except the following: Grantor does hereby specially warrant, subject to the matters hereinabove set forth, that subsequent to its acquisition of said real estate Grantor has taken no action to encumber or alienate the title to said real estate in any manner and hereby warrants the title to said real estate against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[Signature of Grantor appears on page which follows]

IN WITNESS WHEREOF, Grantor, by its duly authorized Executive Director, has executed this Statutory Warranty Deed as of the date first above written.

Transformation Ministres, an Alabama non-profit corporation

By: Warren W. Hobbs  
Warren W. Hobbs, its Executive Director

STATE OF ALABAMA

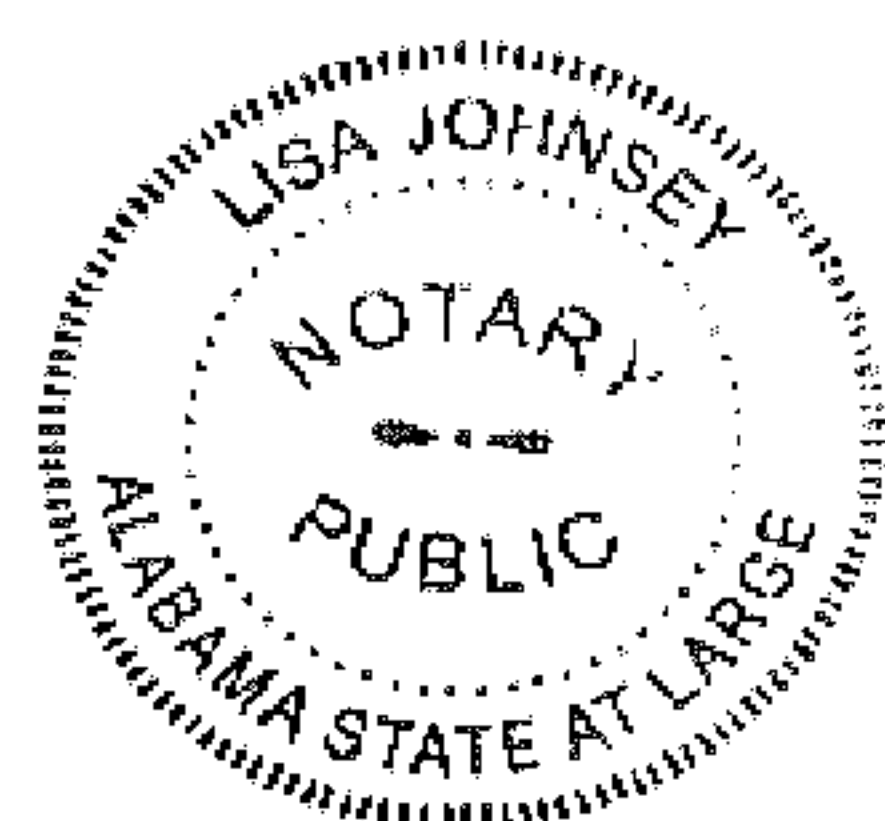
NOTARY ACKNOWLEDGEMENT

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Warren W. Hobbs, whose name as Executive Director of Transformation Ministries, an Alabama non-profit corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he as such Executive Director and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said of Transformation Ministries, an Alabama non-profit corporation.

Given under my hand and seal this 13th day of May, 2024.

(Notary Seal)



MY COMMISSION EXPIRES  
AUGUST 23, 2027

Lisa Johnsey  
Notary Public  
My commission expires: \_\_\_\_\_





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/14/2024 08:02:51 AM  
 \$133.00 PAYGE  
 20240514000141710

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Transformation Ministries  
 Mailing Address Post Office Box 282  
 Chelsea, AL 35043

Grantee's Name After Jack, LLC  
 Mailing Address 761 Bynum Cutoff Road  
 Eastaboga, AL 36260

Property Address Approximately 19.63 unimproved  
 acres off Highway 31 Calera, AL  
 Part of tax parcel no.:  
 35-2-10-0-001-001.000

Date of Sale May 13, 2024  
 Total Purchase Price \$ 101,860.00

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 5-13-24

Print

*JAM F. Purnoy*

Sign

*[Signature]*

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1