

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
The Rock City, Inc.
1120 Apricot Avenue
Birmingham, AL 35214-3608

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY WARRANTY DEED)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Million Nine Hundred Thousand and 00/100 (\$4,900,000.00), and other good and valuable consideration, this day in hand paid to the undersigned, **Carolina University, a North Carolina non-profit corporation, (f/k/a Piedmont International University, successor by merger with Southeastern Bible College, Inc.)** (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEE**, **The Rock City, Inc., an Alabama non-profit corporation** (hereinafter referred to as **GRANTEE**), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby, State of Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto set out in Deed Book 176, Page 186; Deed Book 286, Page 242; Instrument No. 1995-5489, Instrument No. 1996-18948, Instrument No. 1996-28607 and Instrument No. 1996-28608, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights are as shown on the final Survey to be provided by Gonzalez-Strength & Associates, Inc..
4. Easement to Alabama Power Company as recorded in Instrument No. 1997-2602 and in Instrument No. 20050801000383400, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 129, Page 564, Deed Book 241, Page 415, and in Real Volume 84, Page 211 in said Probate Office and are as shown on the final Survey to be provided by Gonzalez-Strength & Associates, Inc.
6. Right of way granted to Shelby County as set forth in Deed Book 177, Page 34; Deed Book 177, Page 62; and Deed Book 282, Page 525, in the Office of the Judge of Probate of Shelby County, Alabama are as shown on the final Survey to be provided by Gonzalez-Strength & Associates, Inc.

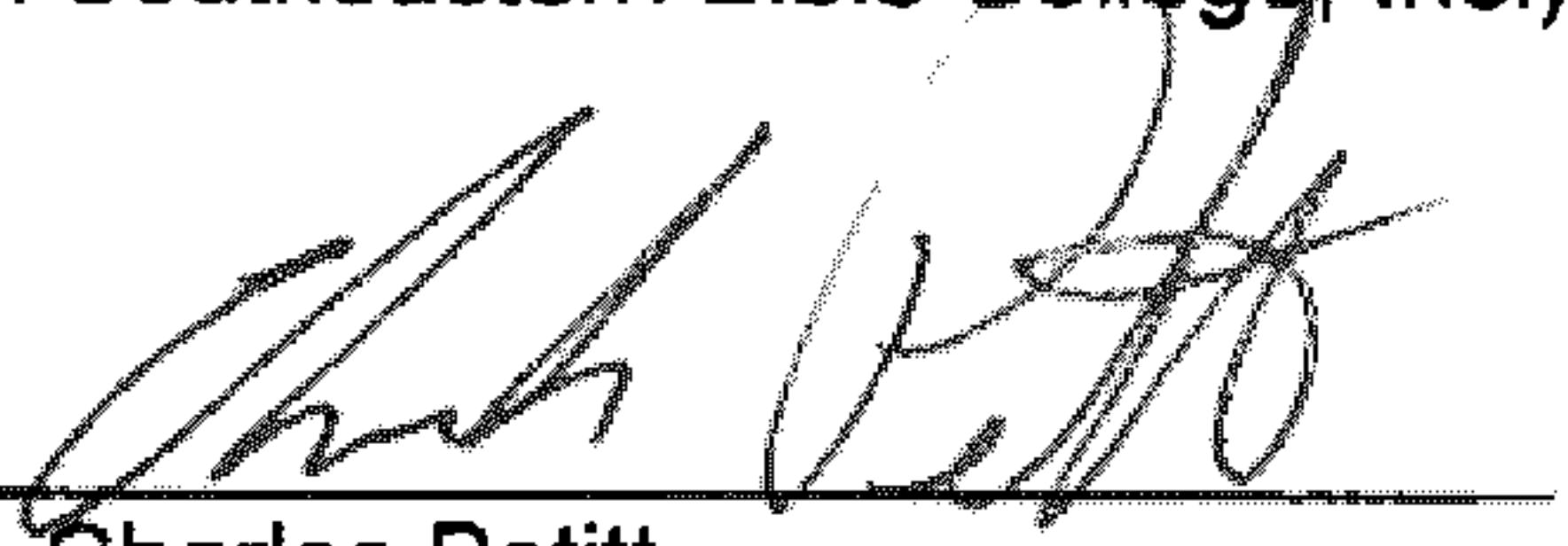
7. Restrictions, covenants and conditions as set out in Deed Book 250, Page 260, Deed Book 250, Page 262, Deed Book 250, Page 334, Deed Book 250, Page 335 and Deed Book 254, Page 106 in said Probate Office are as shown on the final Survey to be provided by Gonzalez-Strength & Associates, Inc.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 17th day of **May, 2024**.

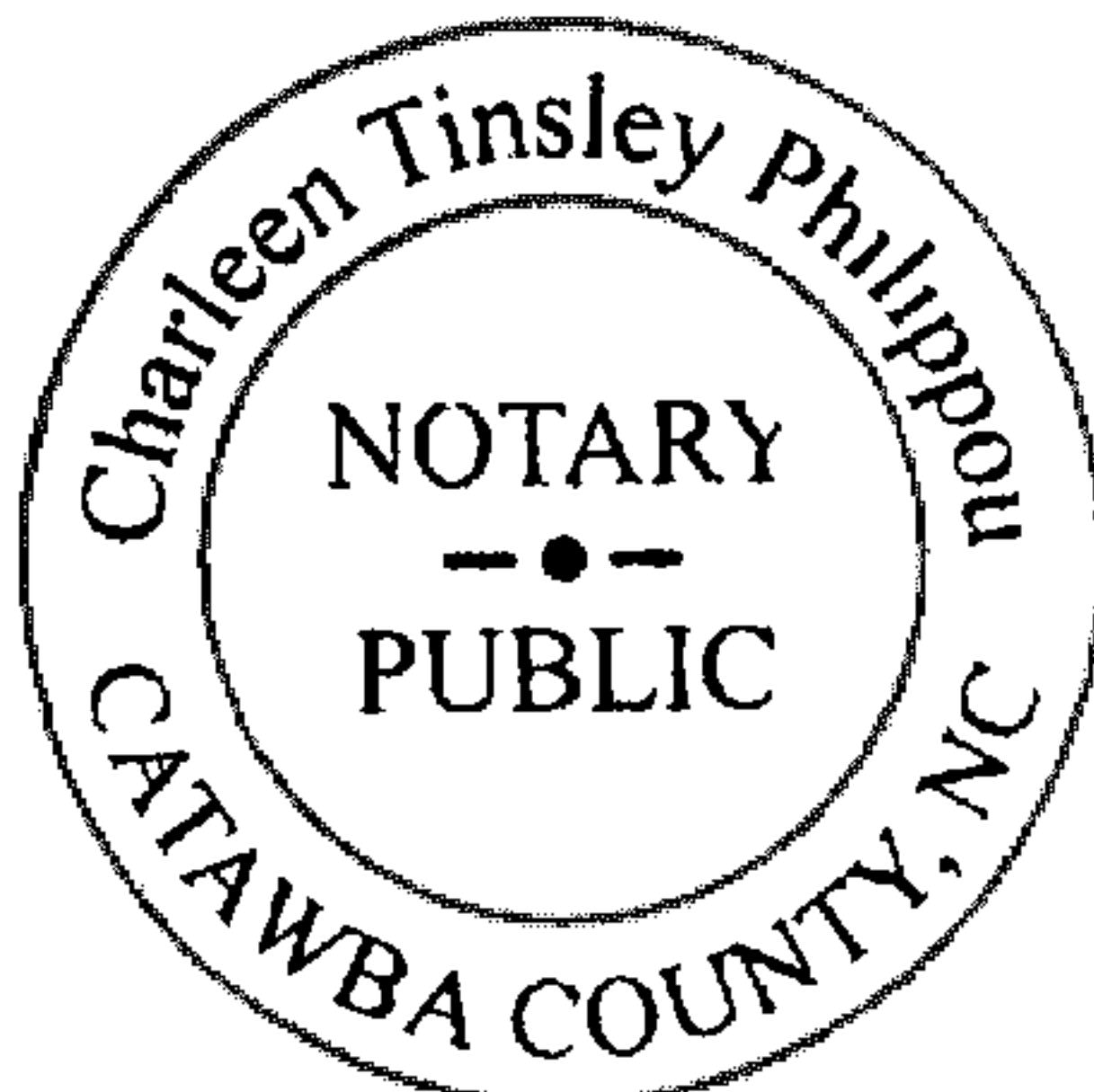
Carolina University, a North Carolina non-profit corporation,
(f/k/a Piedmont International University, successor by merger
with Southeastern Bible College, Inc.)

By: 
Charles Petitt
Its: President

STATE OF NORTH CAROLINA)
COUNTY OF Catawba)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles Petitt, whose name as President of Carolina University, a North Carolina non-profit corporation, (f/k/a Piedmont International University, successor by merger with Southeastern Bible College, Inc.), is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of May, 2024.



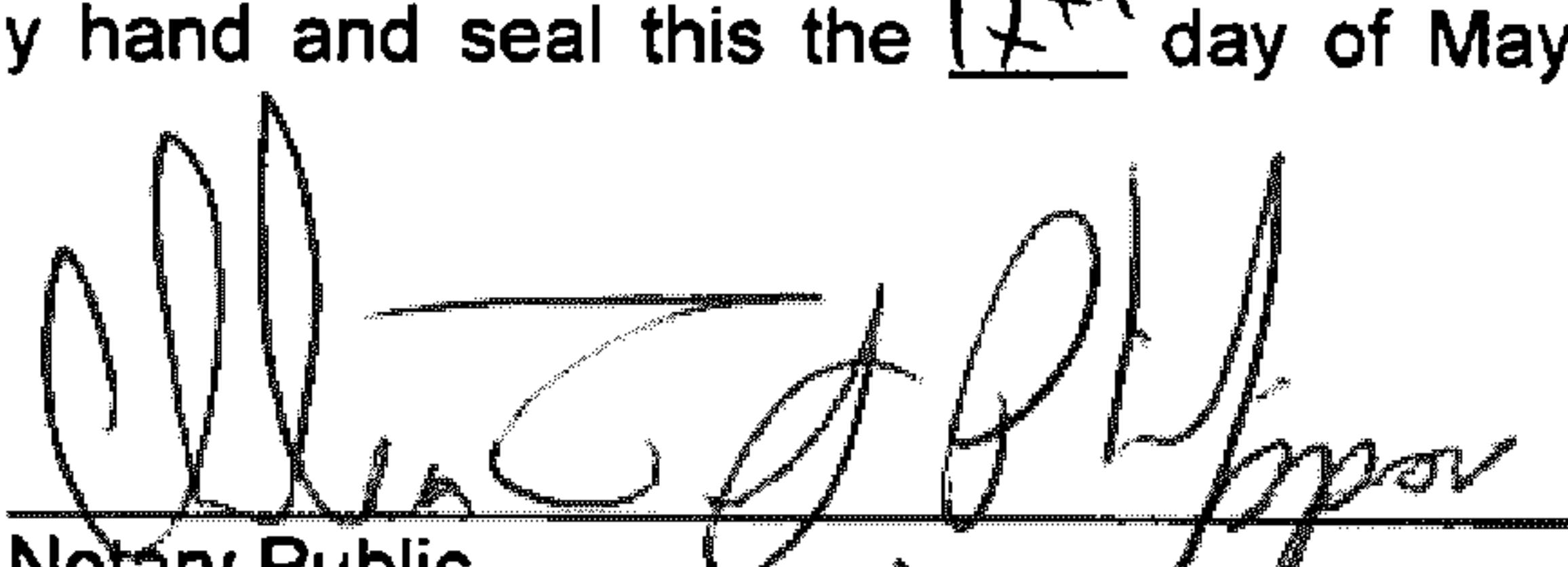

Notary Public
My Commission Expires: Apr 13, 2028
(affix seal)

EXHIBIT "A"

Legal Description for Deed from Carolina University (Grantor) to The Rock City, Inc. (Grantee)

PARCEL 1

LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a found nail being the intersection of the Southernmost right of way line of Valleydale Road (80' right of way) and the Westernmost right of way line of Dogwood Circle (right of way varies) and run in a Southeasterly direction along said Westernmost right of way for a distance of 328.30 feet to a set 5/8" capped rebar stamped GSA, said point being the point of commencement of a tangent curve to the right, said curve having a radius of 474.60 feet, a central angle of 22 degrees 51 minutes 58 seconds, a chord distance of 188.15 feet; thence run along arc of said curve and along said right of way for a distance of 189.41 feet to a set 5/8" capped rebar stamped GSA; thence run along a line tangent to said curve in a Southeasterly direction along said right of way for a distance of 43.23 feet to a found rebar; thence leaving said right of way, turn an interior angle of 103 degrees 06 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 466.69 feet to a found rebar; thence turn an interior angle of 95 degrees 54 minutes 43 seconds to the left and run in a Northwesterly direction for a distance of 170.34 feet to a set 5/8" capped rebar stamped GSA; thence turn an interior angle of 91 degrees 07 minutes 19 seconds to the left and run in a Northeasterly direction for a distance of 110.88 feet to a found 1" solid; thence turn an interior angle of 261 degrees 49 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 333.47 feet to a set 5/8" capped rebar stamped GSA, said point being a point on the Southernmost right of way line of said Valleydale Road; thence turn an interior angle of 97 degrees 39 minutes 24 seconds to the left and run in a Northwesterly direction along said right of way for a distance of 329.21 feet to the POINT OF BEGINNING. Said parcel contains 217,316 square feet or 4.99 acres more or less.

PARCEL 2

LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a found rebar being the intersection of the Southernmost right of way line of Valleydale Road (80' right of way) and the Easternmost right of way line of Dogwood Circle (right of way varies), said point being the point of commencement of a tangent curve to the right, said curve having a radius of 914.94 feet, a central angle of 33 degrees 16 minutes 50 seconds, a chord distance of 524.01 feet; thence run along arc of said curve in an Easterly direction and along said Southernmost right of way for a distance of 531.45 feet to a set 5/8" capped rebar stamped GSA; thence leaving said right of way, turn an interior angle of 95 degrees 52 minutes 22 seconds to the left from chord of said curve and run in a Southeasterly direction for a distance of 959.62 feet to a found crimp; thence turn an interior angle of 91 degrees 43 minutes 49 seconds to the left and run in a Southwesterly direction for a distance of 449.21 feet to a set 5/8" capped rebar stamped GSA, said point being a point on the Easternmost right of way line of said Dogwood Circle; thence turn an interior angle of 83 degrees 34 minutes 23 seconds to the left and run in a Northwesterly direction along said right of way for a distance of 204.19 feet to a set pk nail; thence turn an interior angle of 181 degrees 43 minutes 55 seconds to the left and run in a Northwesterly direction along said right of way for a distance of 90.58 feet to a set pk nail; thence turn an interior angle of 176 degrees 21 minutes 11 seconds to the left and run in a Northwesterly direction along said right of way for a distance of 214.09 feet to a set pk nail, said point being point of commencement of a tangent curve to the left, said curve having a radius of 534.60 feet, a central angle of 03 degrees 48 minutes 17 seconds, a chord distance of 35.49 feet; thence run along arc of said curve and along said right of way for a distance of 35.50 feet to a set pk nail; thence run along a line radial to said curve in a Southwesterly direction along said right of way for a distance of 10.00 feet to a set pk nail, said point being the point of commencement of a tangent curve to the left, said curve having a radius of 524.60 feet, a central angle of 19 degrees 03 minutes 41 seconds, a chord distance of 173.72 feet; thence run along arc of said curve and along said right of way for a distance of 174.52 feet to a set pk nail; thence run along a line tangent to said curve in a Northwesterly direction along said right of way for a distance of 324.76 feet to the POINT OF BEGINNING. Said parcel contains 447,698 square feet or 10.28 acres more or less.

PARCEL 3

LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found nail being the intersection of the Southernmost right of way line of Valleydale Road (80' right of way) and the Westernmost right of way line of Dogwood Circle (right of way varies) and run in a Southeasterly direction along said Westernmost right of way for a distance of 328.30 feet to a set 5/8" capped rebar stamped GSA, said point being the point of commencement of a tangent curve to the right, said curve having a radius of 474.60 feet, a central angle of 22 degrees 51 minutes 58 seconds, a chord distance of 188.15 feet; thence run along arc of said curve and along said right of way for a distance of 189.41 feet to a set 5/8" capped rebar stamped GSA; thence run along a line tangent to said curve in a Southeasterly direction along said right of way for a distance of 43.23 feet to a found rebar, said point being the POINT OF BEGINNING; thence turn an exterior angle of 182 degrees 55 minutes 49 seconds to the right and run in a Southeasterly direction along said right of way for a distance of 144.84 feet to a found pk nail; thence leaving said right of way, turn an interior angle of 116 degrees 17 minutes 17 seconds to the left and run in a Southwesterly direction for a distance of 156.23 feet to a found 1" open top; thence turn an interior angle of 165 degrees 44 minutes 34 seconds to the left and run in a Southwesterly direction for a distance of 132.89 feet to a found crimp; thence turn an interior angle of 179 degrees 57 minutes 32 seconds to the left and run in a Southwesterly direction for a distance of 144.58 feet to a found open top; thence turn an interior angle of 92 degrees 33 minutes 19 seconds to the left and run in a Northwesterly direction for a distance of 147.62 feet to a found rebar; thence turn an interior angle of 91 degrees 29 minutes 08 seconds to the left and run in a Northeasterly direction for a distance of 466.69 feet to the POINT OF BEGINNING. Said parcel contains 69,585 square feet or 1.60 acres more or less.

PARCEL 4

LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found rebar being the intersection of the Southernmost right of way line of Valleydale Road (80' right of way) and the Easternmost right of way line of Dogwood Circle (right of way varies), said point being the point of commencement of a tangent curve to the right, said curve having a radius of 914.94 feet, a central angle of 33 degrees 16 minutes 50 seconds, a chord distance of 524.01 feet; thence run along arc of said curve in an Easterly direction and along said Southernmost right of way for a distance of 531.45 feet to a set 5/8" capped rebar stamped GSA, said point being the POINT OF BEGINNING and a point on a curve to the right, said curve having a radius of 914.94 feet, a central angle of 02 degrees 37 minutes 29 seconds, a chord distance of 41.91 feet; thence run along arc of said curve and along said right of way for a distance of 41.91 feet to a set 5/8" capped rebar stamped GSA; thence run along a line tangent to said curve and along said right of way for a distance of 305.40 feet to a set 5/8" capped rebar stamped GSA, said point being on the Westernmost right of way line of Valleydale Court; thence turn an interior angle of 116 degrees 42 minutes 13 seconds to the left and run in a Southeasterly direction along said Westernmost right of way for a distance of 196.33 feet to a found railroad spike; thence leaving said right of way, turn an interior angle of 89 degrees 54 minutes 07 seconds to the left and run in a Southwesterly direction for a distance of 320.28 feet to a found rebar (#17268); thence turn an interior angle of 88 degrees 31 minutes 56 seconds to the left and run in a Northeasterly direction for a distance of 351.13 feet to the POINT OF BEGINNING. Said parcel contains 86,883 square feet or 2.00 acres more or less.

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

Grantor's Name	Charles Petitt, as President of Carolina University, a North Carolina non profit corporation (f/k/a Piedmont International University, successor by merger with Southeastern Bible College, Inc.)	Grantee's Name	The Rock City, Inc.
Mailing Address	420 South Broad Street Winston-Salem, NC 27101-5025	Mailing Address	1120 Apricot Ave Birmingham, AL 35214-3608
Property Address	2545 Valleydale Road Birmingham, AL 35244	Date of Sale	<u>May 20, 2024</u>



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2024 03:05:56 PM
\$42.00 JOANN
20240522000152340

Total Purchase Price	<u>\$ 4,900,000.00</u>
or	
Actual Value	<u>\$</u>
or	
Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal/ Assessor's Appraised Value
<input type="checkbox"/> Sales Contract	
<input checked="" type="checkbox"/> Closing Statement	

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).

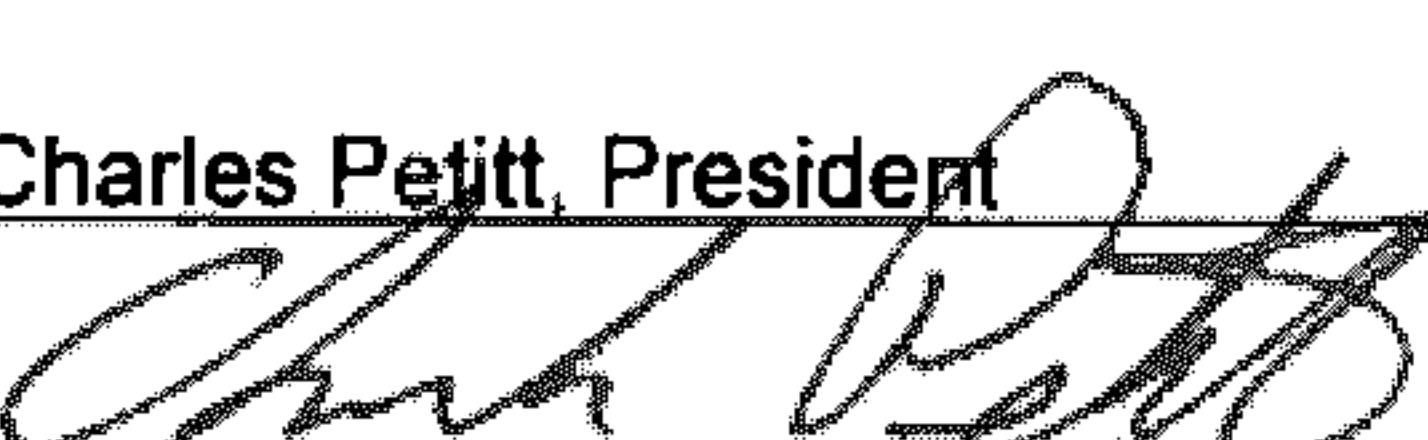
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 5/20/24

Unattested

(verified by)

Print Charles Petitt, President

Sign 

(Grantor/Grantee/Owner/Agent) circle one