

Send Tax Notice to:
Christ Community Church

P.O. BOX 478
Helena, AL 35060

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-5924**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$650,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Thomas O. Blackerby, IV and Debra S. Blackerby, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

300 Marina Road, Shelby, AL 35143

by **Christ Community Church, P.C.A (herein referred to as "Grantee"),** whose mailing address is

P.O. BOX 478, Helena, AL 35060

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **12 Acres Highway 52, Helena, AL 35080,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHT PREVIOUSLY SEVERED FROM THE SURFACE, IF ANY.

\$400,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Linda Carter was the surviving grantee in deed recorded in Book 019 page 172. The other grantee died on or about 5-1-1999.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of September, 2024.

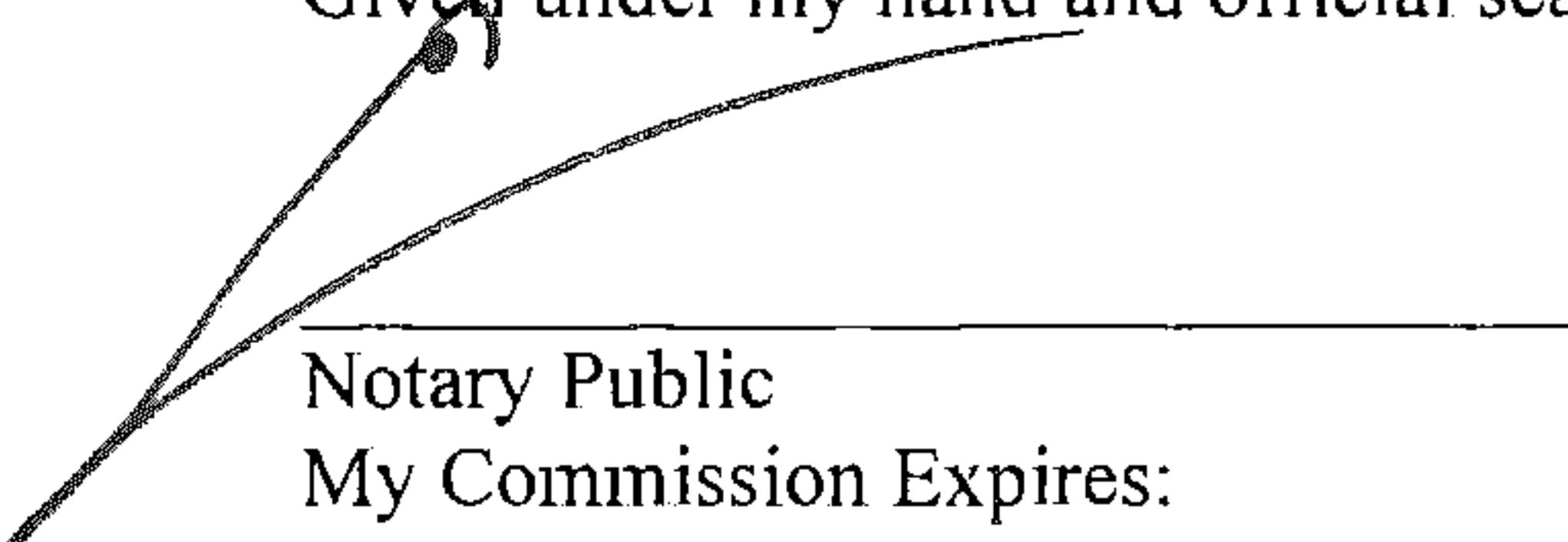

Thomas O. Blackerby, IV


Debra S. Blackerby

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas O. Blackerby, IV and Debra S. Blackerby whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 2024.


Notary Public
My Commission Expires:

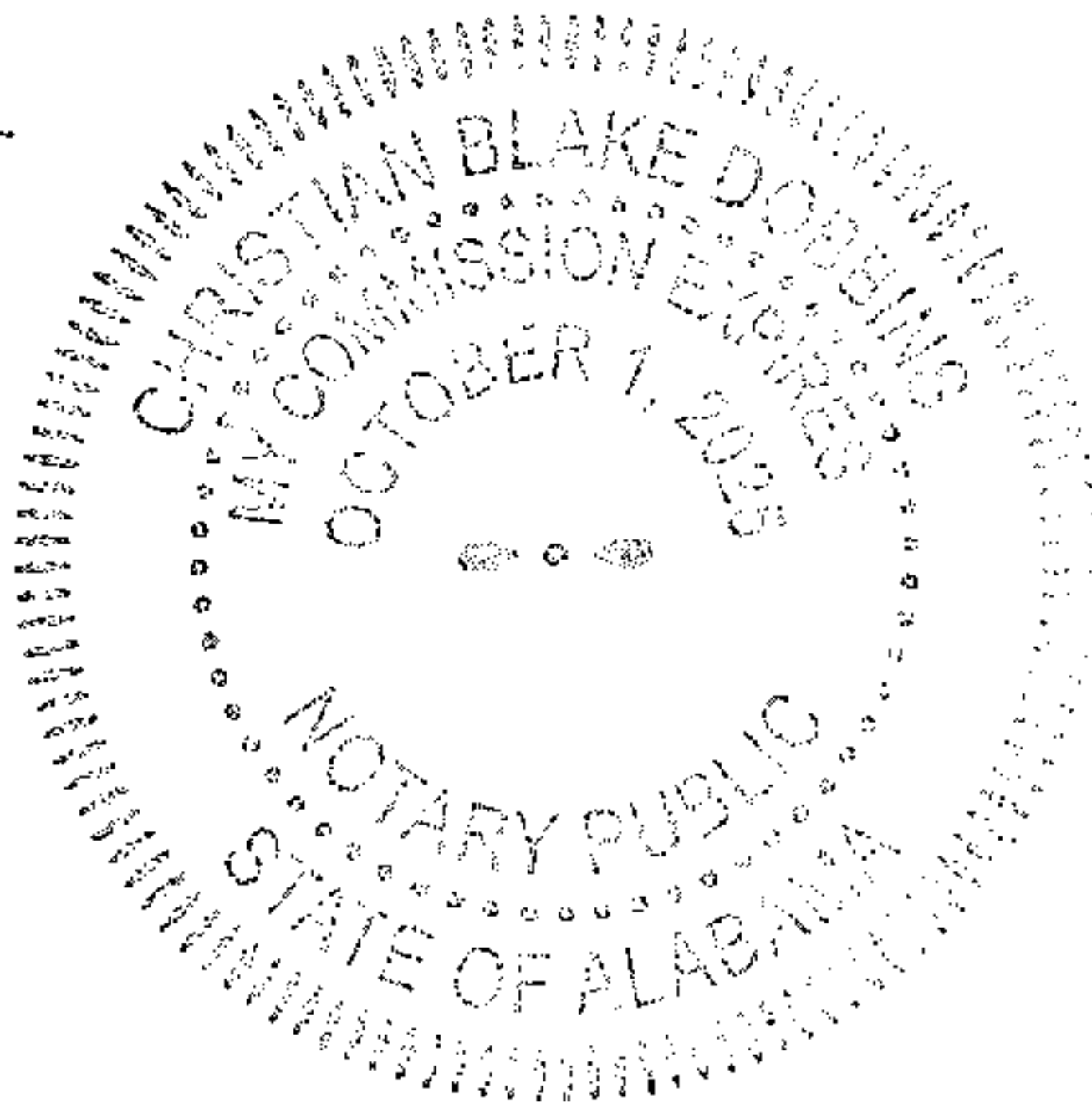


EXHIBIT A**Property 1:**

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows: Begin at the SW corner of the SW1/4 of the NW1/4 of Section 20; Township 19 South, Range 3 West, Shelby County, Alabama; thence run South 88°25'41" East, along the South line of said 1/4 for 785.48' more or less to the low water mark of the Cahaba River; thence run Northwesterly, along said low water mark for 900 feet more or less; thence departing said line, run South 39°36'42" West for 209.99 feet more or less to a found 1/2" rebar; thence run South 75°07'49" West for 169.91 feet to a found 1/2" rebar, thence run South 49°57'15" West for 110.11 feet to a found 1/2" rebar, thence run North 31°31'49" West for 202.88 feet to a found 1/2" rebar situated on the Southeasterly right-of-way of Shelby County Highway No. 52, said cap rebar being situated on a curve to the right having a central angle of 13°42'36", a radius of 1111.70 feet, a chord of 265.38 feet, and a chord bearing of South 50°33'58" West; thence run along the arc of said curve 266.01 feet; thence run South 34°11'18" East for 167.10 feet; thence run South 01°07'04" East for 219.52 feet; thence run South 89°58'25" East for 425.54 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 09:52:17 AM
\$278.00 JOANN
20240917000288980

Allen S. Bayl