



20241011000319630 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/11/2024 08:42:14 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Tommy B. Majors IV, Esq.
The Majors Law Firm, LLC
3684 Cahaba Beach Rd
Birmingham, AL 35242

Send Tax Notice to:
The Church at Brook Hills
3145 Brook Highland Pkwy
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of Ten-and-00/100-Dollars (\$10.00), in hand paid to the undersigned Tom S. H. Chow and Doris S. C. Chow, a married couple, **(GRANTORS)**, by The Church at Brook Hills, an Alabama Non-Profit Corporation, **(GRANTEE)**, the receipt of which is hereby acknowledged, the said GRANTORS do hereby GRANT, BARGAIN, SELL AND CONVEY unto GRANTEE, the following described real estate, located and situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND REBAR CAPPED (GILBERT), MARKING THE NORTHEAST CORNER OF LOT 1, ACCORDING TO BROOK HIGHLAND COMMERCIAL I, AS RECORDED IN MAP BOOK 16, PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT ALSO LYING ON THE SOUTH LINE OF SECTION 29 AND THE NORTH LINE OF SAID SECTION 32, SAID POINT ALSO LYING ON THE SOUTH LINE OF TRACT NO. 1, ACCORDING TO THE MAP OF D.N. LEE ESTATE, AS RECORDED IN MAP BOOK 3, PAGE 115 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID LOT 1 RUN NORTH 89°07'03" EAST ALONG SAID SECTION LINE A DISTANCE 144.69 FEET TO A SET REBAR CAPPED (EDG), SAID POINT MARKING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 145.43 FEET TO A FOUND REBAR, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF CAHABA VALLEY ROAD; THENCE RUN SOUTH 27°25'57" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 44.51 FEET TO A SET REBAR CAPPED (EDG); THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 73°15'19 WEST A DISTANCE OF 130.35 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 2,849 SQUARE FEET MORE OR LESS.



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Annexed hereto as "Exhibit A" is copy of a Survey, dated February 21, 2024. The above-described lands are specifically identified on the "Exhibit A" Survey as "PARCEL 2" and being a portion of those certain lands owned by the GRANTORS shown as, 03-9-32-0-001-002.000, Randy Bailey (being GRANTORS' direct predecessor in interest), source of title INST # 20220812000315170.

FOR PURPOSES OF CLEARING TITLE

The subject property does not constitute the homestead of the GRANTORS.

Subject to: All restrictions and/or easements of record.

This deed is prepared without the benefit of title insurance or title examination.

Together with all and singular the rights, members, privileges, hereditaments and appurtenances belonging, or in anywise appertaining; TO HAVE AND TO HOLD to the said GRANTEE, and to their heirs and assigns forever.

GRANTORS make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTORS have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTORS.

(GRANTORS signatures and notary acknowledgments on following page.)

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10 day of
October, 2024.

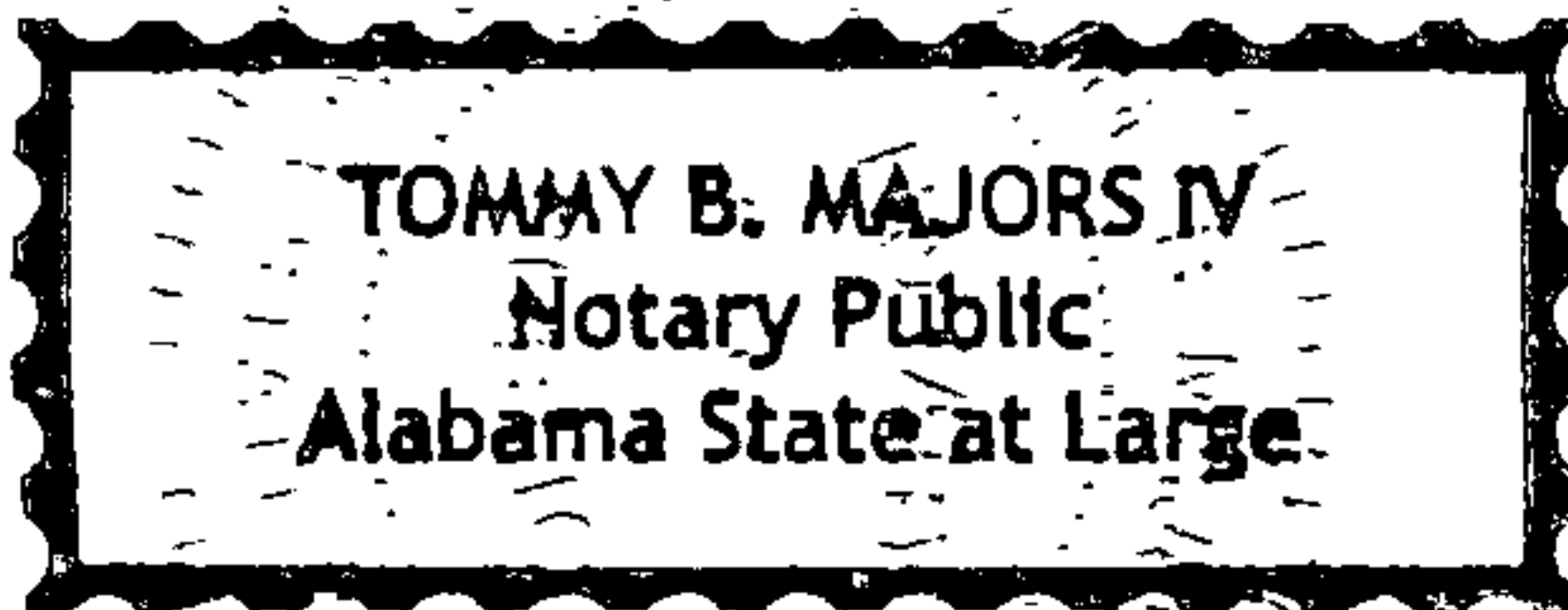

Tom S. H. Chow

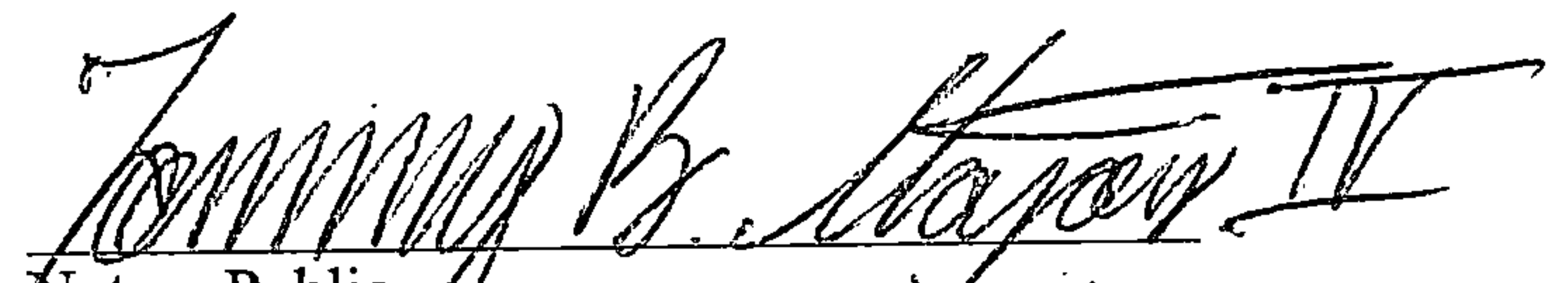
STATE OF ALABAMA)
COUNTY OF Shelby)

Before me, the undersigned authority, appeared Tom S. H. Chow, 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, executed the same voluntarily on the day the same bears date.

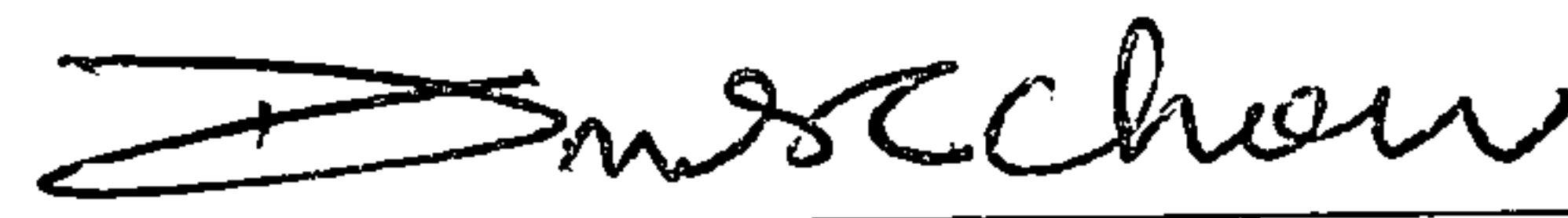
Subscribed and sworn to before me this the 10 day of October, 20 24

SEAL




Notary Public
My Commission Expires: 08/12/2026

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10 day of
October, 2024.

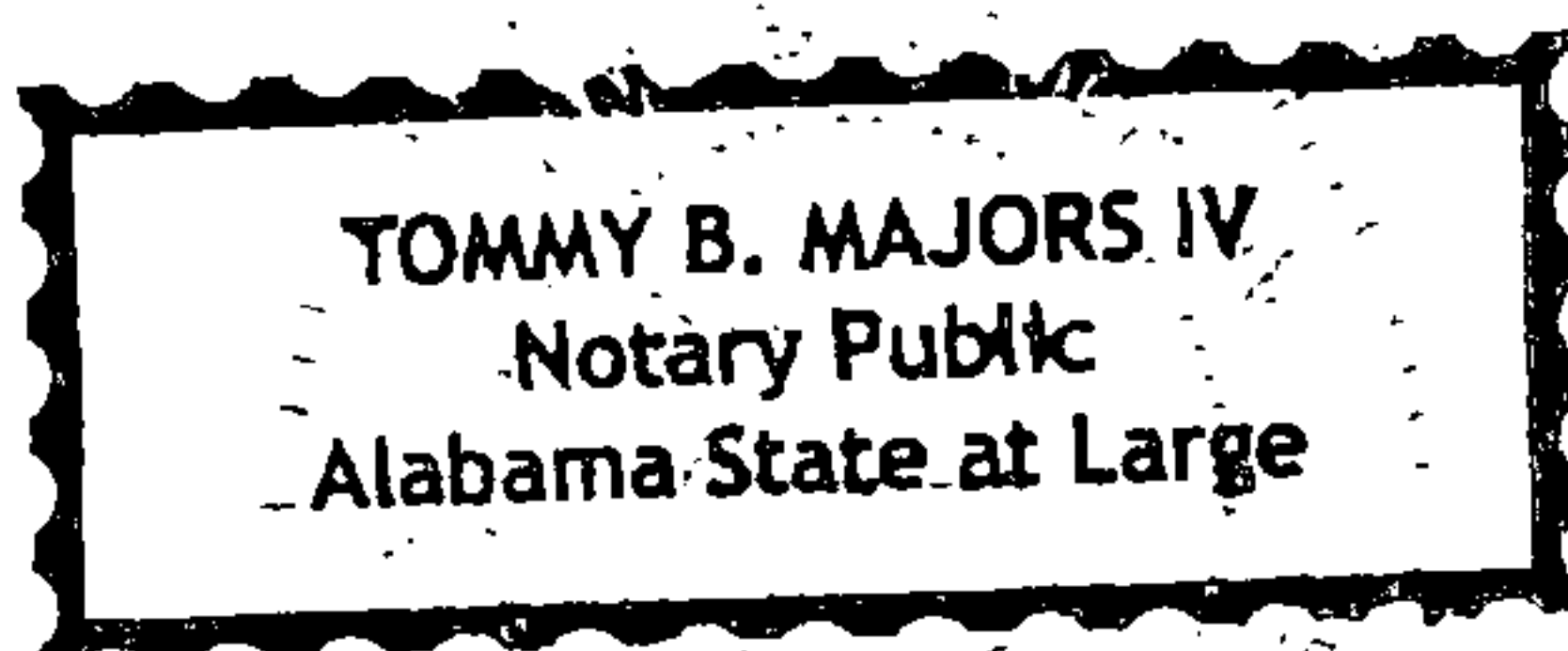

Doris S. C. Chow

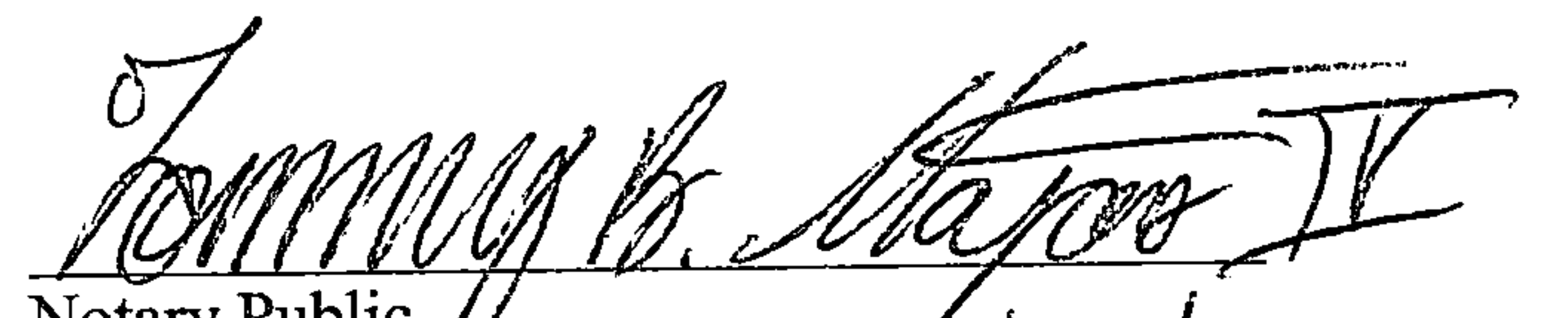
STATE OF ALABAMA)
COUNTY OF Shelby)

Before me, the undersigned authority, appeared Doris S. C. Chow, 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, she, executed the same voluntarily on the day the same bears date.

Subscribed and sworn to before me this the 10 day of October, 20 24.

SEAL




Notary Public
My Commission Expires: 08/12/2026

FOR PURPOSES OF CLEARING TITLE

Real Estate Sales Validation Form

20241011000319630 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tom S. H. Chow and Doris S. C. Chow
Mailing Address 4659 Enclave Ct
Vestavia Hills, AL 35242

Grantee's Name The Church at Brook Hills
Mailing Address 3145 Brook Highland Pkwy
Birmingham, AL 35242

Property Address A portion of Parcel ID#
03-9-32-0-001-002.000
7244 Cahaba Valley Rd
Birmingham, AL 35242

Date of Sale 10 October 2024

Total Purchase Price \$ 10.00

or

Actual Value \$

or

Assessor's Market Value \$

tax assessed value is \$ 247,460

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

☐ Appraisal

☐ Sales Contract

☒ Other Agreement For Purposes of Clearing Title

☐ 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 10 October 2024

Print Tommy B. Majors IV

☒ Unattested

Sign Tommy B. Majors IV
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Attorney for

Form RT-1