



20250210000039250 1/3 \$299.00
Shelby Cnty Judge of Probate, AL
02/10/2025 11:46:58 AM FILED/CERT

This instrument was prepared by:

Ebony Howard

262 Church Street

Harpersville, Alabama 35078

Once recorded, return to:

Ebony Howard

P.O. Box 34

Harpersville, Alabama 35078

This Space for Recorder's Use Only.

Alabama General Warranty Deed

State of Alabama

County of Shelby.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One US Dollars (\$1.00) in hand, paid to William Earl Carter and Thomas Logan, Trustees of the Klein Baptist Church with the P.O. Box 57, Harpersville, Alabama, 35078 and 1077 Klein Road, Harpersville, Alabama 35078, respectively, (the "Grantors"), do hereby grant, bargain, and sell and convey and confirm to the Wallace Center for Arts and Reconciliation, a nonprofit organization (the "Grantee"), with an address of 262 Church Street, Harpersville, Alabama 35078, its successors and assigns the following-described real property, lying and being situated in Shelby County, Alabama, to wit:

Address:

564

~~1077~~ Klein Road
Harpersville, Alabama 35078

Section:

16

Township:

20S

Range:

02E

Lot Dimension 1:

419.84

Lot Dimension 2:

210

Number of Acres:

2.02

Square Feet:

87991

Description:

Shelby County, AL 02/10/2025
State of Alabama
Deed Tax: \$270.00



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**COM A SW COR OF SW1/4 W2645 N985 TO S ROW ST HWY 76 SWLY
ALG ROW 370.39 TO PO B CONT ALG ROW 325 TO POB CONT ALG
ROW 419.84 S210 NELY419.84 N210 TO POB S16 T20S R2E**

Tax Parcel ID Number: 17 5 16 0 000 006.000

The property identified herein is not registered as the homestead of the Grantors. A mortgage is NOT being simultaneously recorded on the property.

Until amended, tax information shall be sent to:

Ebony Howard

P.O. Box 34

Harpersville, Alabama 35078

Subject to: easements, restrictions, reservation, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and similar rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantors hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature:

Date:

2/10/25

Printed Name:

Thomas Logan

Grantor Signature:

Date:

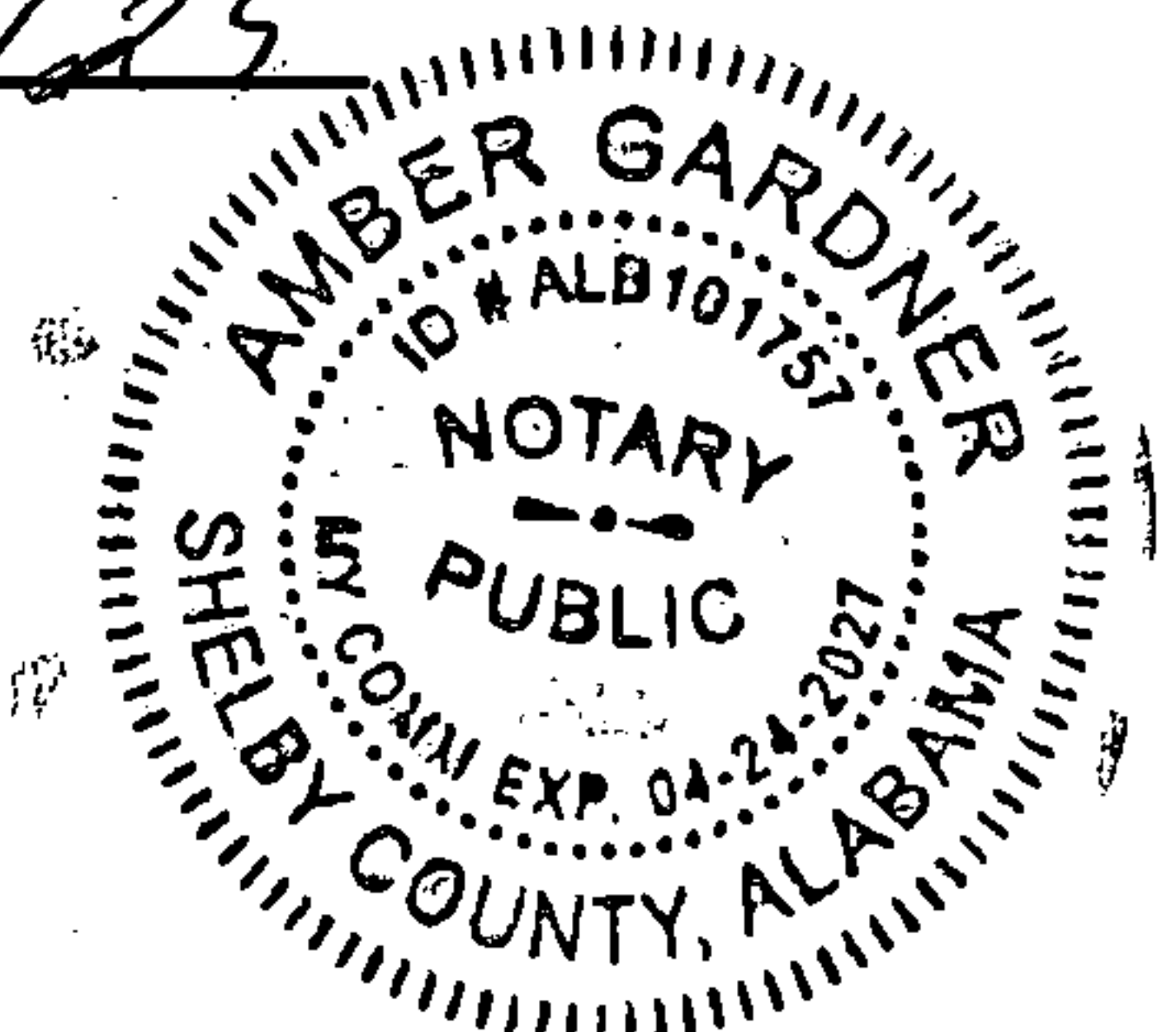
2/10/25

Printed Name:

William Carter

Subscribed and sworn to before me in my
Presence, this 10 day of Feb
2025, a Notary Public in and for the
County of Shelby State of Alabama

(Signature) Notary Public
My Commission expires 4/24/27



Real Estate Sales Validation Form

20250210000039250 3/3 \$299.00
Shelby Cnty Judge of Probate, AL
02/10/2025 11:46:58 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Klein Baptist Church
Mailing Address 564 Klein Road
Harpersville, AL 35078

Grantee's Name Wallace Center for Arts & Rec.
Mailing Address 212 Church St.
Harpersville, AL 35078

Property Address 564 Klein Road
Harpersville, AL 35078

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 219,520

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).

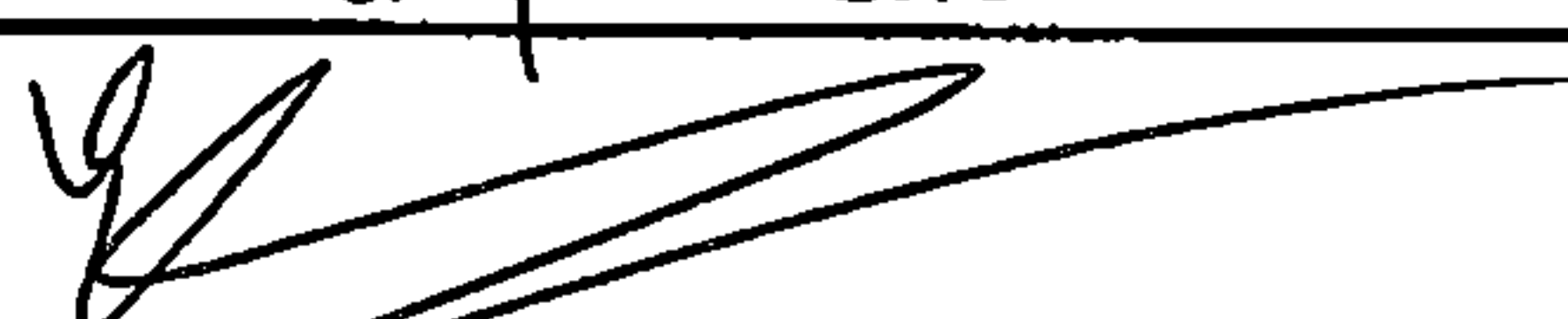
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Ebony Howard

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1