

WARRANTY DEED

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1972 Chandalar Office Park  
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STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Nine Thousand Five Hundred and no/100 (\$39,500.00) DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, <sup>Bobby R. McCullar, an unmarried man</sup> I grant, bargain, sell and convey unto Rev. C. E. Lawson, Jesse M. Higginbotham, W. C. Burke, Earmon Davis, Jerome Harris, and D. E. Hearn, TRUSTEES, constituting the Local Board of Trustees of the Church of God at Pelham, County of Shelby, and State of Alabama, and their assigns and successors in trust, forever, the following described real estate, to-wit:

A parcel of land located in the West half of the Northeast Quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of Lot 4 of Brookstone Subdivision, as recorded in Map Book 4, Page 53, in the Office of the Judge of Probate in Shelby County, Alabama, said point also being the Southeast corner of Lot 5 of said subdivision, said point also being on the Southwest right-of-way line of Valley View Road; thence in a Southeasterly direction, along the most Easterly line of said Lot 4, along said right-of-way line, a distance of 200.38 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 40 feet to a point on the Northeast right-of-way line of said Valley View Road, said point also being the beginning of a curve to the right, said curve having a radius of 154.9 feet and a central angle of 28 degrees 17 minutes 28 seconds; thence 90 degrees right to tangent of said curve; thence along arc of said curve, in a Southeasterly direction then Southwesterly direction, along said right-of-way line, a distance of 76.49 feet to end of said curve; thence 28 degrees 25 minutes 55 seconds left, measured from tangent of said curve in a Southeasterly direction, a distance of 84.71 feet to the point of beginning; thence continue along last described course a distance of 582.57 feet to a point on the Northwest right-of-way line of Alabama Highway 119, said point also being on a curve to the right, said curve having a radius of 5807.78 feet and a central angle of 3 degrees 18 minutes 18 seconds; thence 104 degrees 33 minutes 15 seconds left to tangent of said curve; thence along arc of said curve, in a Northeasterly direction along said right-of-way line, a distance of 335.0 feet to end of said curve; thence 89 degrees 28 minutes 44 seconds left measured from tangent of said curve, in a Northwesterly direction, a distance of 508.51 feet; thence 77 degrees 15 minutes 31 seconds left, in a Southwesterly direction, a distance of 232.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

A \$22,000.00 loan has been applied on the purchase price of the property described herein, given by mortgagor simultaneously herewith.

TO HAVE AND TO HOLD the said real estate unto the above named Trustees, their assigns and successors in trust, forever; subject alone to the following limitations:

The said Local Board of Trustees shall hold title to manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church at Pelham, Alabama.

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property, or to borrow money and pledge the said real estate for the repayment of the same, and to execute all necessary deeds, conveyances, etc. provided the proposition shall first be presented to a regular or called conference of the said local church, presiding over by the State Overseer of the Church of God, and the said project approved by two-thirds of all members of the said local congregation present and voting.

If the local congregation at the place above designated shall at any time cease to function or exist, then said Trustees shall hold title to said real estate for the Church of God generally in the State where said real estate is located; and said Trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God in said State, which State Board shall be authorized to either use said real estate, or the proceeds derived from the sale of same, (said State Board being authorized to sell and convey the said real estate at any time after title is vested in it) for the founding of another Church of God in the same State, or for the promotion of one already existing.

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P.O. Box 240  
Alabama

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If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Overseer of the State in which said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that State shall automatically then hold title.

All of the above and foregoing limitations are those adopted by the Thirty-fifth Annual Assembly of the Church of God, held in Chattanooga, Tennessee, October 1-6, 1940, and set forth in the official minutes of the same.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 5th day of June, 1982.

Bobby R. McCullar (SEAL)  
BOBBY R. McCULLAR

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby R. McCullar, an unmarried man, whose name is 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, he executed the same voluntarily on the day the same bears date:

Given under my hand and official seal this 5th day of June, 1982.

Emmett W. Cloud  
Notary Public

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STATE OF ALA SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1982 JUN -8 AM 9:05

Thomas G. Summly, Jr.  
JUDGE OF PROBATE

Deed 17.50  
Rec. 3.00  
Incl. 1.00  
21.50