[redacted] [redacted] Prepared by [redacted]

268

WARRANTY DEED

OLLIE L. BLAN JR
1700 JOHN HAND Bldg
Bham Ala. 35203

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, In Consideration Of the sum of One ($1.00) Dollar and other good and valuable consideration including the assumption of the mortgage hereinafter described, to the undersigned Grantors, DOROTHY ELWELL MARDEN and husband VICTOR MARDEN in hand paid by WORLD WIDE JEWISH MISSIONS, a non-profit corporation, the receipt whereof is acknowledged, the said DOROTHY ELWELL MARDEN and husband, VICTOR MARDEN, do

GRANT, BARGAIN, SELL and CONVEY unto the said WORLD WIDE JEWISH MISSIONS, a non-profit corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

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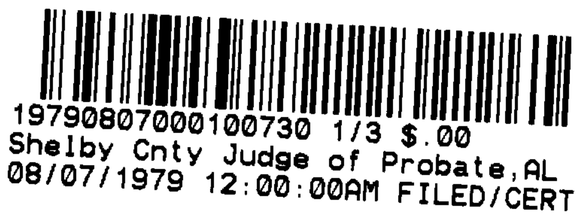
Parcel 1:
The NE 1/4 of SW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 West. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

Parcel 2:
A part of the NW 1/4 of SW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 West, described as follows: Commencing at NE corner of said NW 1/4 of SW 1/4 of NW 1/4; thence Southerly direction along Eastern boundary of said 1/4-1/4-1/4 Section 73 feet more or less to a point on the southern boundary of a road, which is the point of beginning; thence turn an angle of 34 deg. 05' to right and proceed along said southern boundary of said road 250 feet; thence turn an angle of 107 deg. to left and run 146.75 feet, more or less to a point on Eastern Boundary of said 1/4-1/4-1/4 Section; thence turn an angle of 107 Deg. 05' to left and run Northerly along the eastern boundary of said 1/4-1/4-1/4 Section 250 feet more or less to point of beginning. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

The said premises hereby conveyed are subject to a mortgage thereof made by DOROTHY ELWELL MARDEN and husband VICTOR MARDEN to ROBERT L. SCHULTZ and LOIS J. SCHULTZ, dated June 30, 1975 and recorded in Book 347, Page 682 in the Probate Court of Shelby County, Alabama, securing the payment of Forty-One Thousand ($41,000.00) Dollars, as follows, Thirty Thousand ($30,000.00) Dollars with interest at eight per cent (8%) per annum, and Ten Thousand ($10,000.00) Dollars with interest at six per cent (6%) per annum, which said mortgage remains unpaid and the Grantee herein assumes and agrees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Shelby Cnty Judge of Probate,AL
08/07/1979 12:00:00AM FILED/CERT

SPAIN, GILLON, RILEY, TATE & ETHEREDGE
1700 JOHN A. HAND BUILDING
BIRMINGHAM, ALABAMA 35203

to pay said mortgage as a part of the above mentioned consideration.

Provided, however, this conveyance is made upon the following express conditions and convenants, which are hereby declared to run with the land herein conveyed and to which the Grantee herein for itself, and its successors and assigns, hereby consents and convenants to observe and keep:

1. It is agreed that the property herein conveyed shall be used for the purposes set forth in the Articles of Incorporation and Bylaws of WORLD WIDE JEWISH MISSIONS, so long as WORLD WIDE JEWISH MISSIONS owns this property, and that should WORLD WIDE JEWISH MISSIONS ever cease to exist and still own this property, then in said event, the title to the property herein conveyed shall revert to and become the property of the Grantors herein, or their children now in being who are then living.

2. It is further agreed that the Grantors herein shall have the right to live in the building now under construction on the hill on the property herein conveyed so long as either of the Grantors shall live and so long as WORLD WIDE JEWISH MISSIONS owns these premises.

3. The said conditions and convenants, and each and every one of them, are hereby expressly made an essential part of this instrument in respect to the said premises, and the parties herein designated, and their successors, heirs, and assigns.

TO HAVE AND TO HOLD, to the said WORLD WIDE JEWISH MISSIONS, a non-profit corporation, and its successors and assigns forever.

And we do, for ourselves, and for our heirs, executors, and administrators, convenant with the said WORLD WIDE JEWISH MISSIONS, a non-profit corporation, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above noted; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said WORLD WIDE JEWISH MISSIONS, a non-profit corporation, and its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have each hereunto set our hand and seal, this 30 day of April, 1979.

WITNESS:

DOROTHY ELWELL MARDEN

VICTOR MARDEN

ACKNOWLEDGMENT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County, in said State, hereby certify that Dorothy Elwell Marden and Victor Marden whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of April, 1979.

STATE OF ALA SHELBY CO.
I CERTIFY THIS

1979 AUG -7 AM 9 13

JUDGE OF PROBATE

Notary Public

deed tax 25.00
rec. 4.50
mtg 1.00
50 50

NOTARY PUBLIC

1979080700010073 0 3/3 $.00
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