

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

19810821000091200 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/21/1981 00:00:00 FILED/CERTIFIED

\$5,000,

660
DEED OF DISTRIBUTION

THIS WARRANTY DEED Made and entered the 12th day of August, A.D., 1981 by The Estate of Minnie Thomas Bernard, deceased, hereinafter called the Grantor, to First Christian Church of Birmingham, Inc., whose post office address is 4054 Valley Dale Road, Birmingham, Alabama 35243, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Shelby County, Alabama, viz:

Commence at the southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 24, T. 19 S., R 1 W and run N 2 degrees 45' E (MB) a distance of 73.50 feet to the point of beginning on the north 40 foot right of way line of road going to Hargis Christian Retreat; thence turn an angle of 23 degrees 31' to the right and run a distance of 121.03 feet to a point; thence turn an angle of 77 degrees 13' to the left and run a distance of 151.51 feet to a point; thence turn an angle of 8 degrees 37' to the left and run a distance of 294.13 feet to a point; thence turn an angle of 103 degrees 11' to the left and run a distance of 322.23 feet to a point on the north 40 foot right of way line of said road; thence turn an angle of 102 degrees 46' to the left and run easterly along said right of way line a distance of 306.10 feet to a point of curvature; thence run along a curve to the right a distance of 110.24 feet to the point of beginning. Said parcel of land is lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 24, T. 19 S, R 1 W, and contains 2.14 acres, more or less.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to October 1, 1981.

FOSTER, CONWELL & BOLTON
2015 SECOND AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

BOOK 334 PAGE 502

