

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

149

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Seven Thousand, Four Hundred Dollars (\$97,400.00), in hand paid, to SALLY SPARROW SORRELL, a widow; MADDOX PROPERTIES, LTD., an Alabama limited partnership; and SALLY CHEW, a single woman; and SUSAN COCHRANE and her husband, ROBERT COCHRANE (all such persons herein together called "Grantors") by INDIAN SPRINGS FIRST BAPTIST CHURCH (herein called the "Grantee"), receipt whereof is hereby acknowledged, each of the Grantors has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto the Grantee the following undivided interest set forth opposite their name:

Sally Sparrow Sorrell - 27.25%

Maddox Properties, Ltd. - 8.75%

Sally Chew and Susan Cochran - 64%

in and to the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

A part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section and run East along the North line of said Section 665.46 feet; thence right 88 degrees 42 minutes 30 seconds and run South 281.60 feet; thence left 33 degrees 53 minutes 00 seconds and run Southeasterly 248.28 feet to the Northwesterly right of way of Cahaba Valley Road; thence right 90 degrees 00 minutes 00 seconds and run Southwesterly along Cahaba Valley Road 38.3 feet to the point of curve to the right (said curve having a central angle of 10 degrees 39 minutes 09 seconds and a radius of 2785.0 feet); thence run along the arc of said curve in a Southwesterly direction 517.80 feet; thence an angle right of 78 degrees 34 minutes 00 seconds to tangent and run Northwesterly 418.90 feet; thence left 98 degrees 27 minutes 00 seconds and run Southwesterly 105.00 feet to a point on the West line of said Quarter-Quarter section; thence right 132 degrees 48 minutes 00 seconds and run North along said West line 498.4 feet to the point of beginning. Said tract is situated in Shelby County, Alabama, and contains 9.99 acres.
According to survey of Bethel W. Whitson Co., Inc., dated May 18, 1982.

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J.H. Jones
4500 - Old Caldwell Mill Rd.
Bham - 35243

TO HAVE AND TO HOLD the aforesaid property together with all and singular the rights, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the Grantee and the successors and assigns of the Grantee, in fee simple, forever.

Subject however, to (1) the lien for ad valorem taxes for the tax year commencing October 1, 1981 and (2) to all restrictions, easements and rights-of-way of record affecting said property, listed as follows: Transmission line permit to Alabama Power Company recorded in Deed Book 133, Page 170, in Probate Office of Shelby County, Alabama.

And the Grantors do for themselves, their heirs, executors, administrators, successors and assigns, hereby covenant with the Grantee, and the successors and assigns of the Grantee, that they are lawfully seized in fee simple of said property; that Grantors have a good right and authority to grant, bargain, sell and convey the same; that said property is free from all encumbrances except as aforesaid and that Grantors, will, and their heirs, executors, administrators, successors and assigns shall warrant and defend the title to said property to the Grantee, and the successors and assigns of the Grantee, forever against the lawful claims and demands of all persons whomsoever. The said real property is not the homestead of any of the Grantors named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals as of the _____ day of _____, 1982.

WITNESSES:

Pattie Smith Crocker
M. Nelson Taylor

Sally S. Sparrow
Sally Sparrow Borrell

MADDOX PROPERTIES, LTD.,
an Alabama Limited Partnership

Pattie Smith Crocker
M. Nelson Taylor

BY Sally Chew
Sally Chew, a General Partner

Pattie Smith Crocker
M. Nelson Taylor

BY Susan Cochran
Susan Cochran, a General Partner

Pattie Smith Crocker
M. Douglas Taylor

Sally D. Chew
Sally Chew, individually

Pattie Smith Crocker
M. Douglas Taylor

Susan Cochran
Susan Cochran, individually

Robert Cochran
Robert Cochran

Robert Cochran
Robert Cochran, individually

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SALLY SPARROW SORRELL, a widow, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 1982.

James D. Kallen
Notary Public

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SALLY CHEW AND SUSAN COCHRANE, whose names as General Partners of MADDOX PROPERTIES, LTD., a limited partnership, 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 this conveyance, they as such General Partners and with full authority executed the same voluntarily for and as the act of said Limited Partnership.

Given under my hand and official seal this 2nd day of June, 1982.

Elyse R. McCutcheon
Notary Public

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SALLY CHEW, a single woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 1982.

Elyse R. McCutcheon
Notary Public



STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan Cochrane and husband, Robert Cochrane, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of June, 1982.



Elizabeth R. McCutcheon
Notary Public

Grantors Address: Susan Cochrane
3216 Sterling Road
Birmingham, Alabama 35213

Grantees Address: Indian Springs First Baptist Church
Route 1
Helena, Alabama 35080

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STATE OF ALA. SHELHYED.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 JUN -3 AM 9:44

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Seed	97.50
Rec.	7.50
Ind.	1.00
	<u>106.00</u>