

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum, Attorney
2100 - 16th Avenue, South
Birmingham, Alabama 35205

Mountain Brook Baptist Church

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$145,500.00), to the undersigned Grantor, DANIEL INTERNATIONAL CORPORATION, a corporation, in hand paid by MOUNTAIN BROOK BAPTIST CHURCH, the receipt of which is hereby acknowledged, the said DANIEL INTERNATIONAL CORPORATION does by these presents, grant, bargain, sell and convey unto the said MOUNTAIN BROOK BAPTIST CHURCH the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Meadow Brook Church Site Subdivision, as recorded in Map Book 8, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

~~This subdivision is to provide lots for the construction of church sites.~~ *mf*

Subject to agreement with Alabama Power Company concerning electric service to Meadow Brook, dated 23rd May 1978, and recorded in Misc. Book 48, Page 880, in said Probate Office.

Subject to title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 32, Page 48, in said Probate Office.

Subject to 30-foot Alabama Power Company easement over the Northwesterly corner and over the West side of said lands as shown on recorded map of said subdivision.

Subject to Declaration of Protective Covenants as recorded in Book 52, Page 925, in the Office of the Judge of Probate of Shelby County, Alabama.

MOUNTAIN BROOK BAPTIST CHURCH shall have a one year option to purchase Lot 2 in Meadow Brook Church Site Subdivision, according to aforementioned survey, containing approximately 3.2 acres. The total purchase price shall be calculated by multiplying \$15,000.00 per acre. This purchase to be closed for cash on or before one year from the date hereof.

MOUNTAIN BROOK BAPTIST CHURCH shall have a two year option to purchase Lot 3 in Meadow Brook Church Site Subdivision, according to aforementioned survey, containing approximately 1.33 acres. The total purchase price shall be calculated by multiplying \$15,000.00 per acre. This purchase shall close for cash on or before two years from the date hereof.

TO HAVE AND TO HOLD to the said MOUNTAIN BROOK BAPTIST CHURCH, its successors and assigns forever.

And said DANIEL INTERNATIONAL CORPORATION does for itself, its successors and assigns, covenant with the said MOUNTAIN BROOK BAPTIST CHURCH, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said MOUNTAIN BROOK BAPTIST CHURCH, its successors and assigns forever, against the lawful claims of all persons.

BOOK 350 PAGE 294

Jack A.

IN WITNESS WHEREOF, the said DANIEL INTERNATIONAL CORPORATION, by its Vice President, R. Caldwell Englund, who is authorized to execute this conveyance has hereto set its signature and seal, this the 27th day of September, 1983.

ATTEST:

Secretary

DANIEL INTERNATIONAL CORPORATION

By: R. Caldwell Englund
Its Vice President, R. Caldwell Englund

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. Caldwell Englund whose name as Vice President of DANIEL INTERNATIONAL CORPORATION, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 27th day of September, 1983.

Diana R. Sturges
NOTARY PUBLIC

My Commission Expires: 9-23-85

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1983 SEP 30 AM 9:05

Thomas A. Harrison, Jr.
JUDGE OF PROBATE

Deed TAX 145.50
Rec 3.00
Ind 1.00
149.50