

1135-

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-Three Thousand Three Hundred and No/100 Dollars (\$73,300.00), to the undersigned Grantor, MOUNTAIN BROOK BAPTIST CHURCH, INC., a corporation, in hand paid by BROOKWOOD BAPTIST CHURCH, INC., the receipt of which is hereby acknowledged, the said MOUNTAIN BROOK BAPTIST CHURCH, INC. does by these presents, grant, bargain, sell and convey unto the said BROOKWOOD BAPTIST CHURCH, INC. the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

An undivided one-half interest in 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.

Subject to agreement with Alabama Power Company concerning electric service to Meadow Brook, dated May 23, 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 Misc. Book 52, page 925, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Brookwood Baptist Church, Inc., its successors and assigns forever.

And the said Mountain Brook Baptist Church, Inc. does for itself, its successors and assigns, covenant with the said Brookwood Baptist Church, Inc., 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 afore-said, and that it will, and its successors and assigns shall, warrant and defend the same to the Brookwood Baptist Church, Inc., its successors and assigns forever, against the lawful claims of all persons.

This Instrument Prepared By
Harold Williams

Belch, Bingham, Baker, Ward, Smith, Bowman & Thazard
600 North 10th Street
Birmingham, Alabama 35203

SPAIN, GILLON, RILEY, TATE & ETHEREDGE

1700 JOHN A. HAND BUILDING
BIRMINGHAM, ALABAMA 35203

BOOK 352 PAGE 996

IN WITNESS WHEREOF, the said Mountain Brook Baptist Church, Inc., by Milton Bagby, its Chairman of the Board of Trustees, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January, 1984.

MOUNTAIN BROOK BAPTIST CHURCH, INC.

Attest:

Lee R. Allen

Church Clerk

By Milton Bagby

Milton Bagby

Chairman of the Board of Trustees

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Milton Bagby, whose name as Chairman of the Board of Trustees of Mountain Brook Baptist Church, Inc., 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 24th day of January, 1984.

NOTARY PUBLIC
1984 JAN 27 AM 8:26

John R. Allen, Jr.
Notary Public

John R. Allen, Jr.
Notary Public

My Commission Expires: 1/5/86

Deed TAX 73.50
Rec 3.00
Ins 1.00
77.50