

PREPARED BY
Frank Dominick
2121 Highland Avenue
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
The Board of Missions and Church
Extension of the Birmingham-East
District, United Methodist Church
909 9th Avenue West
Birmingham, Alabama 35204

1483

CORPORATE WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That,

In consideration of ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000) to the undersigned grantor, DANTRACT, INC. a corporation, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto THE BOARD OF MISSIONS AND CHURCH EXTENSION, BIRMINGHAM-EAST DISTRICT, THE UNITED METHODIST CHURCH, a corporation (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, being more particularly described as follows: Commence at a point where the south line of NW $\frac{1}{4}$ of said Section 32 intersects the West right of way line of State Highway No. 119 (where same is marked by an existing iron pin); thence northeasterly along said west right of way line for a distance of 250.00 feet to an existing iron pin; thence turn an interior angle of 86° 25' 48" and run in a northwesterly direction for a distance of 266.69 feet to the point of beginning of the property hereby conveyed; thence continue along last mentioned course for a distance of 498.42 feet to an existing iron pin; thence turn an interior angle of 99° 04' 15" and run in a southwesterly direction for a distance of 568.27 feet to an existing iron pin; thence turn an interior angle of 60° 33' 19" and run in an easterly direction for a distance of 627.25 feet; thence turn an interior angle of 110° 22' 26" and run in a northeasterly direction for a distance of 342.78 feet, to the point of beginning.

SUBJECT to transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 109 page 500 in the Probate Office of Shelby County, Alabama; and less and except all coal, iron ore, oil and gas and all other mineral and mining rights.

It is expressly understood and agreed that the 60-foot easement reserved by the Grantor in deed of Dantract, Inc., to The Board of Missions and Church Extension, Birmingham-East District, The United Methodist Church, dated December 22, 1987 and recorded in Book 164 page 893 in said Probate office is hereby cancelled and declared to be of no further force and effect, as the easement granted in said deed was to be of no further force and effect if the property described hereinabove was conveyed by the Grantor to the Grantee herein.

\$ 105,000.00 of the purchase price
recited above was paid from the mortgage
loan closed simultaneously herewith.

BOOK 168 PAGE 539

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as mentioned above and except current ad valorem taxes which grantee assumes; 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said DANTRACT, INC., has hereunto set its signature and seal by Charles W. Daniel who is duly authorized thereto, on this the 20th day of January, 1988.

ATTEST:

Lyndon P. Daniel
Secretary

DANTRACT, INC.

By, Charles W. Daniel
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

BOOK 168 PAGE 540

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Daniel, whose name as President of DANTRACT, INC. a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument 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 20th day of January, 1988.

Martha L. Jones
Notary Public

T26/6

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 22 AM 10:28

Thomas A. Shawler, Jr.
JUDGE OF PROBATE

1. Doc. Fee	75.00
2. Adm. Fee	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	81.00