

STATE OF ALABAMA)
SHELBY COUNTY)

865
DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ninety-Five Thousand Dollars (\$95,000) in hand paid to Osborn Enterprises, Inc. (herein referred to as "Grantor") by the grantees hereinafter named, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto Robert N. Clayton, Jerry Weeks, and Howard Glass, as Trustees and constituting the Local Board of Trustees of the Family Faith Center Church of God, in Shelby County, Alabama, the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 194 PAGE 244

Commence at the Northwest Corner of Section 14, Township 19 South, Range 2 West and run east of the north line of said Section 14 a distance of 190.01 feet to the point of beginning, thence turn right 87° 33' and run south a distance of 50.00 feet, thence turn left 47° 06' 22" and run southeasterly a distance of 436.24 feet, thence turn left 90° 00' and run northeasterly a distance of 437.49 feet to the north line of said Section 14, thence turn left 130° 26' 38" and run west on the north line of said Section 14 a distance of 567.94 feet, thence turn right 87° 33' and run north a distance of 303.19 feet to the southeasterly side of Valley Dale Road, thence turn left 134° 35' and run southwesterly along the southeasterly side of said road a distance of 70.13 feet, thence turn left 45° 25' and run south a distance of 251.83 feet to the point of beginning, containing 2.86 acres.

This conveyance is subject to: (1) the lien for ad valorem taxes for the year 1988 which are not yet due and payable; and (2) mineral, mining, and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Volume 5, page 353.

TO HAVE AND TO HOLD unto the said Robert N. Clayton, Jerry Weeks and Howard Glass, as Trustees and constituting the Local Board of Trustees of the Family Faith Center Church of God in Shelby County, Alabama, and to their successors in trust and assigns forever, and subject alone to the following limitations:

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of said Church known as the Family Faith Center Church of God in Shelby County, Alabama.

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property, or to borrow money and pledge the said real estate for the repayment of the same, and to execute all necessary deeds, conveyances, etc., provided the proposition shall first be presented to a regular or called conference of the said local church, presided over by the State Overseer of the Church of God, or one whom he may appoint, and the project approved by two-thirds of all members of said local congregation present and voting.

If the local congregation at the place above described shall at any time cease to function or exist, then said Trustees shall hold title to said real estate for the Church of God generally in the state where said real estate is located; and said Trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God in said state,

R. German

which said State Board shall be authorized to either use said real estate, or the proceeds derived from the sale of same (said State Board being authorized to sell and convey the said real estate at any time after title is vested in it), for the use and benefit of the church in that state generally; or the founding of another Church of God in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Overseer of the State in which said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title.

The limitations set forth herein are those appearing in the Minutes of the 49th General Assembly of the Church of God held at the Ellis Auditorium, Memphis, Tennessee, August 14-18, 1962.

And Grantor does for itself and for its successors and assigns covenant with the said Robert N. Clayton, Jerry Weeks and Howard Glass, as Trustees and constituting the Local Board of Trustees of the Family Faith Center Church of God in Shelby County, Alabama, their successors in trust and assigns, that the Grantor is lawfully seized in fee simple of the premises conveyed hereby; that they are free from all encumbrances except as stated above; and that Grantor has a good right to sell and convey the same as aforesaid; and that the Grantor will so warrant and defend the same to the said Robert N. Clayton, Jerry Weeks and Howard Glass, as Trustees and constituting the Local Board of Trustees of the Family Faith Center Church of God in Shelby County, Alabama, their successors in trust and assigns forever, against the lawful claims of all persons.

BOOK 194 PAGE 245

IN WITNESS WHEREOF, Osborn Enterprises, Inc. has caused these presents to be executed under its seal by its duly authorized officers this 8th day of July, 1988.

OSBORN ENTERPRISES, INC.

ATTEST:

By: Mildred H. Osborn
Its: Secretary

By: Gary Osborn
Its: PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, in and for said County, in said State, hereby certify that Gary Osborn, whose name as President of Osborn Enterprises, 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 8th day of July, 1988.

[Signature]
Notary Public

My Commission Expires: 11-20-90

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, in and for said County, in said State, hereby certify that Mildred W. Osborn, whose name as Secretary of Osborn Enterprises, 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, she, 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 8th day of July, 1988.

[Signature]
Notary Public

My Commission Expires: 11-20-90

Third party mortgage \$90,000 recorded simultaneously herewith.

This instrument was prepared by W. Benjamin Johnson, 3000 SouthTrust Tower, Birmingham, Alabama 35203.

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BOOK 194 PAGE 246

EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY

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BOOK 194 PAGE 247

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

88 JUL 14 AM 8:47

Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>5.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>16.00</u>