

1706 CHURCH OF GOD VARRANTY DEED

(Local)

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That, for and in consideration of the sum of \$12,000.00

(Twelve Thousand and no/100---Dollars)

cash, and the further consideration of

receipt being acknowledged in full,

and in hand paid to grantors by the grantees named in this conveyance, We, SHERRY CRANE DUKE, PATRICIA CRANE FLANAGAN, BILLIE CRANE JOHNSON, LEYLAND STONE CRANE, AND PAUL DEAN CRANE

the said

grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, WILLIE BRADLEY, JERRY BRADLEY, AND FRANCES JOHNSON, as TRUSTEES OF THE CHELSEA CHURCH OF GOD

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as Trustees, and constituting the Local Board of Trustees of the Church of God at Chelsea, in Shelby County, Alabama

the following described lands lying, being and situated in Shelby County, Alabama, described as follows, viz:

SEE EXHIBIT "A" attached hereto for legal description of property

*The purchase price recited above was paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Willie Bradley, Jerry Bradley and Frances Johnson as Trustees of the Chelsea Church of GOD

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Trustees and constituting the Local Board of Trustees of the Church of God at Chelsea, 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 the said Church at Chelsea, 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 the 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, 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 Mills Auditorium, Memphis, Tennessee, August 14-18, 1962.

And we do, for our heirs, executors and administrators, covenant with the said Chelsea Church of God, Willie Bradley, Jerry Bradley and Frances Johnson, as

Trustees, and constituting the Local Board of Trustees of the Church of God at Chelsea, in Shelby County, Alabama, their successors in trust and assigns, that

they lawfully seized in fee simple of said premises; that they are free from all encumbrances;

and that they have a good right to sell and convey the same as aforesaid; that they will, and

their heirs, executors and administrators shall warrant and defend the same to the said Willie Bradley Jerry Bradley, and Frances Johnson, as

Trustees, and constituting the Local Board of Trustees of the Church of God at Chelsea, in Shelby County, Alabama, their successors in Trust, and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hands and seals, on this the July day of 1988.

XXXXXX

Sherry Crane Duke
Patricia Crane Flanagan

Billie Crane Johnson (SEAL)
Billie Crane Johnson (SEAL)
Leyland Stone Crane (SEAL)
Paul Dean Crane (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

(Instructions:—This deed must be signed, acknowledged and registered in accordance with the laws of the State where the property is located.)

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STATE OF Alabama)

General Acknowledgment

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherry Crane Duke

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 19 88.

Brenda J. Shields
Notary Public

My Commission Expires: 10-28-91

STATE OF Alabama)

General Acknowledgment

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia Crane Flanagan

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 19 88.

Brenda J. Shields
Notary Public

My Commission expires: 10-28-91

STATE OF Alabama)

General Acknowledgment

COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billie Crane Johnson

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 19 88.

Brenda J. Shields
Notary Public

My Commission expires: 10-28-91

STATE OF Alabama)
COUNTY OF _____)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leyland Stone Crane

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 19 88.

Brenda J. Shields
Notary Public

My Commission Expires: 10-28-91

STATE OF Alabama)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Dean Crane

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 19 88.

Vicki N. Smith
Notary Public

My Commission expires: My Commission Expires June 10, 1990

STATE OF _____)
COUNTY OF _____)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____

whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19 _____.

Notary Public

My Commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY:

A parcel of land situated in the East-Half of the NW $\frac{1}{4}$ and the West Half of the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 34, thence run East along the North section line 2726.39 feet, thence turn right 90 degrees 00 minutes and run South 1250.38 feet to an iron pin and the point of beginning; thence turn right 12 degrees 44 minutes 42 seconds and run Southwest 204.10 feet to an iron pin, thence turn right 16 degrees 08 minutes 45 seconds and run Southwest 137.88 feet to a drilled well, thence turn right 01 degrees 55 minutes 58 seconds and run Southwest 212.65 feet to an iron pin, thence turn right 24 degrees 19 minutes 41 seconds and run Southwest 192.75 feet to an iron pin, thence turn right 106 degrees 25 minutes 16 seconds and run Northwest 149.42 feet to an iron pin on the Southeasterly right of way of Shelby County Highway #39, thence turn right 58 degrees 53 minutes 09 seconds and run Northeast along said right of way 391.34 feet, thence turn left 90 degrees 00 minutes 00 seconds and run Northwest along said right of way 15.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northeast along said right of way 63.51 feet, thence turn right 05 degrees 28 minutes 00 seconds and run Northeast along said right of way 84.11 feet .. thence turn right 90 degrees 00 minutes 00 seconds and run Southeast along said right of way 5.00 feet, thence turn left 90 degrees 00 minutes 00 seconds and run Northeast along said right of way 98.09 feet, thence turn right 90 degrees 00 minutes 00 seconds and run Southeast 11.38 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Amos Cory, P.L.S. #10550, dated November 3, 1987.

THE GRANTORS HEREIN are all of the sole surviving heirs and next of kin of John Irving Crane, Sr., who died intestate on the 2nd day of January, 1965; and are also the sole surviving heirs and next of kin of Era Stone Crane, who died intestate on the 6th day of February, 1981.

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTORS NAMED HEREIN.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 25 PM 3:45

J. Thomas W. Linder, Jr.
JUDGE OF PROBATE

1. Doc. Tax	\$	---
2. Mig. Tax		---
3. Recording Fee		10.00
4. Notary Fee		1.00
TOTAL		11.00