

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P.O. Box 119
Montevallo AL 35115

Send Tax Notice to: Douglas M. Kent, II and
(Name) Peggy S. Kent
(Address) 9606 Hwy. 119
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SEVENTY FIVE THOUSAND and 00/100-----(\$75,000.00)-----DOLLARS

CHURCH OF THE HOLY COMFORTER,
to the undersigned grantor, MONTEVALLO, ALABAMA, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

DOUGLAS M. KENT, II and wife, PEGGY S. KENT

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in
SHELBY COUNTY, ALABAMA

A parcel of land in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South,
Range 3 West, Shelby County, Alabama, more particularly described as follows:
Beginning at the Point of Intersection of the East Boundary of King Street and
the North Boundary of Hedgerow Drive (formerly Brownlee Lane), go South 77 deg.
46 min. 26 sec. East along the North boundary of Hedgerow Drive for 130.00 feet
to an existing iron pin; thence North 12 deg. 13 min. 34 sec. East for 174.90
feet to an existing iron pin; thence North 77 deg. 46 min. 26 sec. West for
130.00 feet to the East boundary of King Street; thence South 12 deg. 13 min.
34 sec. West along the East boundary of King Street for 174.90 feet to the
point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 1994 and subsequent years.
- Mineral and mining rights are not insured.
- Easements, restrictions and covenants which appear of record.

SEE EXHIBIT 1 RESOLUTION
SEE EXHIBIT 2 AFFIDAVIT
SEE EXHIBIT 3 BY-LAWS

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES,
their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~ Treasurer, Janet W. Seaman
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of March 19 94 .

ATTEST:

CHURCH OF THE HOLY COMFORTER,
MONTEVALLO, ALABAMA, INC.

By Janet W. Seaman Janet W. Seaman
Its: ~~President~~ Treasurer

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority a Notary Public is and for said County in said
State, hereby certify that Janet W. Seaman
whose name as Treasurer ~~President~~ of Church of the Holy Comforter, Montevallo, Alabama, 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 is 23rd day of March 19 94 .

My Commission Expires

Notary Public

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EXHIBIT 1

RESOLUTION

Comes now the Vestry of The Church of the Holy Comforter, Montevallo, Alabama, Inc., otherwise known as the Governing Body of said Church, to-wit, Doug Hulen, Shirley Jackson, Scott Lightfoot, Bobby Logan, Daryl Messina, James D. Seaman and Denman Slocum; to resolve as follows:

WHEREAS, the above designated Church has determined that it would be in the best interest of said Church to sell certain property located at 1236 King Street, Montevallo, Alabama 35115, currently owned by the Church of the Holy Comforter, for the sum of \$75,500 (includes washer and dryer) upon said proposal being submitted to the aforementioned Governing Body;

BE IT HEREBY RESOLVED, as follows: That the above designated Governing Body does hereby acknowledge, approve, confirm and ratify any and all actions taken toward the sale of said real estate by its' Treasurer, Janet W. Seaman, and said Governing Body does further authorize said Treasurer to undertake any and all future actions necessary, for the purpose of selling said property (being described within Exhibit "A" attached hereto and incorporated herewith, as though fully set out herein); and further authorizes said Treasurer to disburse any and all funds and to provide all documents necessary for closing this sale of property.

BE IT FURTHER RESOLVED, that any and all actions heretofore undertaken by the above designated Treasurer toward such acquisition, and loan associated therewith, are hereby fully acknowledged, accepted, and ratified by this Governing Body.

Dated: 3/13/94

Doug Hulen
Doug Hulen

Shirley J. Jackson
Shirley Jackson

Scott Lightfoot
Scott Lightfoot

Bobby Logan
Bobby Logan

Daryl Messina
Daryl Messina

James D. Seaman
James D. Seaman

Denman Slocum
Denman Slocum

M A Spears

EXHIBIT "A"

A parcel of land in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at the Point of Intersection of the East Boundary of King Street and the North Boundary of Hedgerow Drive (formerly Brownlee Lane), go South 77 deg. 46 min. 26 sec. East along the North boundary of Hedgerow Drive for 130.00 feet to an existing iron pin; thence North 12 deg. 13 min. 34 sec. East for 174.90 feet to an existing iron pin; thence North 77 deg. 46 min. 26 sec. West for 130.00 feet to the East boundary of King Street; thence South 12 deg. 13 min. 34 sec. West along the East boundary of King Street for 174.90 feet to the point of beginning; being situated in Shelby County, Alabama.

AFFIDAVIT

We, the members of the Vestry of the Church of the Holy Comforter, Montevallo, Alabama Inc. attest to the fact that the By-Laws (copy attached), governing the Parish/Diocesan relationship, in article number thirteen (13) states as follows:

Article 13. Title to and ownership of all property of the Parish, real or otherwise, is vested in the Parish and its legal agent, the Vestry. All monies, property, gifts, memorials and other tangibles may not be sold, exchanged, given away, or otherwise disposed of without the consent of the Vestry to the same.

We further attest to the fact that the Parish has been made aware of the sale of the Rectory, real property located at 1236 King Street, Montevallo, Alabama. We, the Vestry, concur in this transaction.

Dated: 3/13/94

Doug Hulen
Doug Hulen
Shirley J. Jackson
Shirley Jackson
Scott Lightfoot
Scott Lightfoot

Bobby Logan
Bobby Logan
Daryl Messina
Daryl Messina
James D. Seaman
James D. Seaman
Denman C. Slocum
Denman Slocum

M A Spears

EXHIBIT 3

BY-LAWS

1. A communicant of the Parish must be a baptized Christian who has been confirmed by a bishop in Apostolic Succession or be desirous of such confirmation.
2. A voting member of the Parish shall be at least eighteen years of age, a communicant and a contributor to the Parish as witnessed by the records of the treasurer.
3. A General Meeting of the Parish shall be held annually on the First Sunday of Advent or a date convenient to that Sunday. Other meetings may be specially called by the Rector or Senior Warden, and in the absence of the Senior Warden by the Junior Warden, or a majority of the Vestry.
4. The Vestry shall be composed of at least three members elected by the General Meeting and shall serve a term of three years. The Vestry may fill any vacancies on the Vestry that may occur between General Meetings.
5. The officers of the Parish shall be: a Senior Warden, appointed from the Vestry by the Rector, and in the absence of a Rector by the Vestry; a Junior Warden, elected from the Vestry by the Vestry; a Treasurer, elected by the Vestry; and a Clerk, elected by the Vestry.
6. The Clerk shall record the minutes of all General Meetings and all Vestry meetings, maintain the Parish records, and serve as the official correspondent of the Parish.
7. The Treasurer shall be responsible for collecting and depositing all Parish funds and maintaining records of the same.
8. The Senior Warden is the presiding officer of the Parish in the absence of a Rector.
9. The Junior Warden shall have the oversight of all the physical property of the Parish.
10. The Vestry shall have authority to appoint other officers for the needs and well being of the Parish such as Altar Guild, Acolyte Master, Organist, Choir Director, Church School Superintendent.
11. Lay Readers shall be appointed by the Rector with the consent of the Vestry. In the absence of a Rector, Lay Readers shall be appointed by the Senior Warden with the consent of the Vestry.

M A Spears

12. The call of a Rector shall be by a secret vote of the Vestry. No clergyman may be called who is not eligible for the priesthood under the canons of the Anglican Church of North America or the canons of the Episcopal Church in effect prior to 1976.
13. Title to and ownership of all property of the Parish, real or otherwise, is vested in the Parish and its legal agent the Vestry. All monies, property, gifts, memorials, and other tangibles may not be sold, exchanged, given away, or otherwise disposed of without the consent of the Vestry to the same.

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