

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: M. E. Hall and

(Name) Mary E. Hall

(Address) P. O. Box 419

Montevallo, AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND, FIVE HUNDRED and 00/100, (\$6,500.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
GRACE BAPTIST CHURCH, an unincorporated Church  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
M. E. HALL and wife, MARY E. HALL

(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, the following described real estate situated in SHELBY County,  
Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,  
AS THOUGH FULLY SET OUT HEREIN.

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10:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
006 HCD 30.50

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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against  
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th  
day of May, 19 94.

WITNESS

GRACE BAPTIST CHURCH

By: Paul Smith, Trustee

By: Henry F. Varden, Trustee

By: Vivian Smith, Trustee

STATE OF ALABAMA

COUNTY }

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that \_\_\_\_\_

whose name \_\_\_\_\_ 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 \_\_\_\_\_ A.D., 19 \_\_\_\_\_

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PAUL SMITH, HENRY F. VARDEN AND VIVIAN SMITH, whose names as TRUSTEES OF GRACE BAPTIST CHURCH are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of May, 1994.

Richard A. Damp  
Notary Public

My Commission Expires: 3/95

EXHIBIT "A"

Commence at the Northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said section 16 a distance of 2,787.72 feet to a point; thence turn a deflection angle of 94 degrees 47 minutes 07 seconds right and run Southerly along the Easterly right of way line of Highway No. 31 a distance of 132.31 feet to a point marking the intersection of the Easterly right of way line of Highway No. 31 and the Westerly right of way line of the Louisville & Nashville Railroad right of way and the point of beginning of the property being described; thence continue along last described course a distance of 708.06 feet to the P.C. of a curve to the left; thence turn an angle of 2 degrees 11 minutes 30 seconds left to chord and run southerly along the chord of said curve a chord distance of 76.88 feet to a point; thence turn a deflection angle of 99 degrees 10 minutes 53 seconds left from chord and run easterly a distance of 359.08 feet to a point on the Westerly right of way line of the said Louisville & Nashville Railroad right of way in a curve to the left; thence turn a deflection angle of 104 degrees 06 minutes 15 seconds left to chord and run Northwesterly along the chord of said curve a chord distance of 704.71 feet to the P.T. of said curve, thence turn a deflection angle of 8 degrees 09 minutes 52 seconds left from chord and run Northwesterly along said Louisville & Nashville right of way a distance of 93.56 feet to the point of beginning.

**SUBJECT TO:**

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Permits and rights of way of record, if any.

100 foot high line easement to Alabama Power Company.

SEE EXHIBIT 1 - RESOLUTION

Dated: May 27, 1994

GRACE BAPTIST CHURCH

Paul Smith  
By: Paul Smith, Trustee

Henry F. Varden  
By: Henry F. Varden, Trustee

Vivian Smith  
By: Vivian Smith, Trustee

EXHIBIT "1"

RESOLUTION

COME NOW the Trustees of Grace Baptist Church, an unincorporated Church, otherwise known as the Governing Body of said Church, to-wit, Paul Smith, Henry F. Varden, and Vivian Smith, 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 on Highway 31, Calera, Alabama 35040, currently owned by the Church, for the sum of \$6,500.00 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' Board of Trustees, and said Governing Body does further authorize said Trustees 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 Trustees 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 Trustees toward such sale, including all documents associated therewith, are hereby fully acknowledged, accepted, and ratified by this Governing Body.

Dated: May 27, 1994

  
Paul Smith, Trustee

  
Henry F. Varden, Trustee

  
Vivian Smith, Trustee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PAUL SMITH, HENRY F. VARDEN AND VIVIAN SMITH, whose names as TRUSTEES OF GRACE BAPTIST CHURCH are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of May, 1994.

L. Michelle K. Phipps  
Notary Public

My Commission Expires: 5/25

**EXHIBIT "A"**

Commence at the Northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said section 16 a distance of 2,787.72 feet to a point; thence turn a deflection angle of 94 degrees 47 minutes 07 seconds right and run Southerly along the Easterly right of way line of Highway No. 31 a distance of 132.31 feet to a point marking the intersection of the Easterly right of way line of Highway No. 31 and the Westerly right of way line of the Louisville & Nashville Railroad right of way and the point of beginning of the property being described; thence continue along last described course a distance of 708.06 feet to the P.C. of a curve to the left; thence turn an angle of 2 degrees 11 minutes 30 seconds left to chord and run southerly along the chord of said curve a chord distance of 76.88 feet to a point; thence turn a deflection angle of 99 degrees 10 minutes 53 seconds left from chord and run easterly a distance of 359.08 feet to a point on the Westerly right of way line of the said Louisville & Nashville Railroad right of way in a curve to the left; thence turn a deflection angle of 104 degrees 06 minutes 15 seconds left to chord and run Northwesterly along the chord of said curve a chord distance of 704.71 feet to the P.T. of said curve, thence turn a deflection angle of 8 degrees 09 minutes 52 seconds left from chord and run Northwesterly along said Louisville & Nashville right of way a distance of 93.56 feet to the point of beginning.

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