

SEND TAX NOTICE TO:

Our Lady of the Angels
Monastery, Inc.
5817 Old Leeds Road
Birmingham, AL 35210

STATE OF ALABAMA)

SHELBY COUNTY and)
ST. CLAIR COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered by ETERNAL WORD TELEVISION NETWORK, INC., an Alabama nonprofit corporation, successor in interest to ETERNAL WORD FOUNDATION, INC. formerly known as ETERNAL WORD RADIO NETWORK, INC. (hereinafter referred to as the "Grantor"), to OUR LADY OF THE ANGELS MONASTERY, INC., an Alabama nonprofit corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of the sum of Ten dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, **OUR LADY OF THE ANGELS MONASTERY, INC.**, the following described real estate situated in Shelby and St. Clair Counties, Alabama, to-wit:

The Northwest 1/4 of Northwest 1/4 and part of the Northeast 1/4 of Northwest 1/4 of Section 6, Township 18 South, Range 2 East and part of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 17 South, Range 2 East, all of which is more particularly described as follows: Begin at the Northwest corner of said Section 6, thence run East along the North line of same to the Southwest corner of said Southeast 1/4 of Southwest 1/4 of Section 31; thence 88 degrees 58 minutes 18 seconds left and run North along the West line of same for 315.00 feet; thence 88 degrees 58 minutes 18 seconds right and run East for 560 feet; thence 91 degrees 01 minutes 42 seconds right and run South for 315 feet to a point on the North line of said Section 6; thence 0 degrees 25 minutes 21 seconds left and run South for 465.00 feet; thence 89 degrees 23 minutes 39 seconds right and run West for 560.00 feet to a point on the East line of said Northwest 1/4 of Northwest 1/4 (said point being 465.00 feet South of the Northeast corner of said 1/4-1/4 Section); thence 89 degrees 23 minutes 39 seconds left and run South along the East line of said 1/4-1/4 Section for 852.41 feet to the Southeast corner of said 1/4-1/4 Section; thence 89 degrees 27 minutes 12 seconds right and run West for 1322.46 feet to the Southwest corner of said 1/4-1/4 Section; thence 90 degrees 36 minutes 38 seconds right and run North for 1,316.06 feet to the point of beginning;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes and assessments for 1995.
2. Easements, reservations and restrictions of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; 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.

Inst # 1996-06684

03/01/1996-06684
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MC 13.00

Inst # 1996-06684

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this 18th day of December, 1995.

ETERNAL WORD TELEVISION NETWORK, INC.
an Alabama nonprofit corporation

R. Wm Steltemeier

By: R. William Steltemeier
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. William Steltemeier whose name as President of **ETERNAL WORD TELEVISION NETWORK, INC.**, an Alabama nonprofit corporation, is signed to the foregoing Warranty Deed, 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 executed the same voluntarily on the day the same bears date, for and as the act of the corporation.

Given under my hand this the 18 day of December, 1995.

Marcia J. Perry
Notary Public
My Commission Expires: 4-8-98

THIS INSTRUMENT PREPARED BY:
Lori L. Duwve
Berkowitz, Lefkovits, Isom & Kushner, P.C.
1600 SouthTrust Tower
Birmingham, AL 35203

232443
30480-2

Inst # 1996-06684

03/01/1996-06684
11:12 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HCD 13.00