

Send Tax Notice To: Y. M. C. A.
321 21st Street North
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Inst # 1996-25246

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS, in cash, and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do hereby grant, bargain, sell and convey unto the YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM, a corporation, herein referred to as Grantee, all the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF THE SAME AS IF FULLY SET OUT HEREIN AND INITIALED FOR IDENTIFICATION, FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

Subject to: 1, Ad valorem taxes for the year 1996, which said taxes are not due or payable until October 1., 1996. 2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 285, Page 489, Shelby County, Alabama. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 55, Page 366. 4. Agreement between United States Pipe and Foundry Company and Alabama Power Co. as shown by instrument recorded in Deed Book 264, Page 28.

THE PROPERTY HEREIN CONVEYED IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

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

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators

08/05/1996-25246
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCJ 14.50

EXHIBIT "A"

A parcel of land situated in the W 1/2 of the SE 1/4 of Section 1, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Begin at the NE Corner of the NW 1/4 of the SE 1/4 of said Section 1; thence in a southerly direction along the East Line of said 1/4 - 1/4 section a distance of 1326.44' to the NE corner of the SW 1/4 of the SE 1/4; thence continue along the last described course a distance of 345.76'; thence 90deg-right in a westerly direction along the north line of Chandalar South Townhomes a distance of 429.03'; thence 72deg-42'33" right in a northwesterly direction a distance of 199.53' to a point, said point being the eastern most corner of Lot 75 as shown in Map Book 6; Page 12 of Chandalar South, Sector 2; thence 22deg-08'19" left in a northwesterly direction a distance of 103.00'; thence 79deg-28'20" right in a northeasterly direction a distance of 226.10'; thence 44deg-43'20" left in a northwesterly direction a distance of 285.00'; thence 7deg-07'30" right in a northeasterly direction a distance of 120.93'; thence 18deg-43'34" left in a northwesterly direction a distance of 135.82'; thence 10deg-37'54" right in a northwesterly direction a distance of 153.69'; thence 13deg-37'14" right in a northeasterly direction a distance of 112.13'; thence 85deg-05'42" right in an easterly direction a distance of 175.00'; thence 58deg-19'50" left in a northeasterly direction a distance of 274.84'; thence 34deg-44'10" left in a northerly direction a distance of 86.27'; thence 46deg-14'42" right in a northeasterly direction a distance of 183.69' to the Point of Beginning. Said parcel contains 14.5 acres, more or less.

Initialed for identification 24

shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of August, 1996.

Sherman Holland, Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., whose name 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 the 5th day of August, 1996.

MY COMMISSION EXPIRES:

07/29/98

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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