

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY SIX THOUSAND EIGHT HUNDRED SEVENTY FIVE & NO/10---- (\$266,875.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we William Archie Phillips and wife, Sharon C. Phillips (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto First Baptist Church, Alabaster (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$200,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: P.O. Box 525 Alabaster AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of May, 1997.

William Archie Phillips (SEAL)
William Archie Phillips
Sharon C. Phillips (SEAL)
Sharon C. Phillips

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Archie Phillips and wife, Sharon C. Phillips whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May A.D., 1997

[Signature]
Notary Public

COURTNEY H. MASON
BY COURTNEY H. MASON
3/2/97

06/04/1997-17490
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 78.00

Inst # 1997-17490

TRACT I:

EXHIBIT "A"

Northeast 1/4 of Section 30, Township 20 South, Range 2 West, described as follows:

Beginning at the SW corner of the NE 1/4 of the NE 1/4 of said Section 30, go North 89 degrees 29 minutes 43 seconds West for 990.43 feet; thence North 36 degrees 18 minutes 16 seconds East for 1040.02 feet; thence North 52 degrees 29 minutes 35 seconds West for 473.71 feet to the South boundary of Shelby County Highway No. 11; thence north 37 degrees 30 minutes 37 seconds East along said South boundary for 60.00 feet; thence South 52 degrees 29 minutes 35 seconds East for 422.00 feet to the beginning of a curve to the left, having a central angle of 56 degrees 11 minutes and a radius of 251.82 feet; thence Northeasterly along said curve for 246.15 feet to the point of tangent; thence North 71 degrees 19 minutes 25 seconds East for 117.00 feet; thence North 00 degrees 12 minutes 30 seconds West for 410.13 feet; thence South 89 degrees 32 minutes 54 seconds East for 48.20 feet; thence South 00 degrees 28 minutes 21 seconds West for 326.78 feet; thence South 89 degrees 37 minutes 24 seconds East for 374.51 feet to the East boundary of Grantchester Lane; thence South 08 degrees 22 minutes 58 seconds West for 60.00 feet; thence South 89 degrees 37 minutes 24 seconds East for 80.00 feet; thence South 20 degrees 33 minutes 03 seconds West for 1010.78 feet; thence North 89 degrees 29 minutes 43 seconds West for 100.00 feet to the point of beginning.

GRANTOR RESERVES UNTO GRANTORS, THEIR SUCCESSORS AND/OR ASSIGNS THE FOLLOWING EASEMENT "A" In order that the purchasers of the adjoining properties lying east of subject property, their heirs and assigns have access for utilities and ingress and egress to and from a public road, a non-exclusive perpetual easement is dedicated for that purpose described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 30, go South 00 degrees 30 minutes 17 seconds West for 784.05 feet to the North boundary of the Seaboard Coastline Railway; thence North 44 degrees 45 minutes 53 seconds East along said North boundary for 1957.25 feet; thence North 00 degrees 28 minutes 21 seconds East for 393.06 feet; thence North 89 degrees 37 minutes 24 seconds West for 991.11 feet to the East boundary of Grantchester Lane and the point of beginning of said easement; thence go South 08 degrees 22 minutes 58 seconds west for 60.00 feet; thence North 89 degrees 37 minutes 24 seconds West for 60.59 feet; thence North 08 degrees 22 minutes 58 seconds East for 60.00 feet; thence South 89 degrees 37 minutes 24 seconds East for 60.59 feet to the point of beginning. Subject easement is a 60.00 foot extension of Grantchester Lane of Weatherly Subdivision, Sector 2 - Phase 1 as recorded in Map Book 14, page 12, in the Probate Office of Shelby County, Alabama.

The above conveyance is subject to the following described easement:

In order that the purchasers of the adjoining property, their heirs and assigns have access for ingress and egress to and from a public road, a non-exclusive perpetual easement is dedicated for that purpose described as follows:

Easement B

Commence at the NE corner of said Section 30 and run in a Westerly direction along the North line of said Section for a distance of 1971.25 feet to an existing iron pin being on the Southeast right of way of Shelby County Highway #11; thence turn an angle to the left of 58 degrees 48 minutes and run in a Southwesterly direction for a distance of 195.36 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 60.00 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in a Southeasterly direction for a distance of 423.00 feet; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction for a distance of 60.00 feet; thence turn an angle to the left and run in a Northwesterly direction for a distance of 423.00 feet to the point of beginning.

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98