

Send Tax Notice To:
Hoover Church of Christ
3248 Lorna Road
Hoover, Alabama 35216

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Forty One Thousand and no/100 Dollars (\$141,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Inez Bailey, an unmarried woman**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Hoover Church of Christ**, (herein referred to as Grantee) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 524; Deed Book 186 page 184; Deed Book 134 page 74; Deed Book 191 page 187 and Deed Book 186 page 177 in Probate Office.
4. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135 page 10 in Probate Office.
5. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, in fee simple forever, together with every contingent remainder and right of reversion.

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

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12/04/1997-39542
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 155.50

Inst # 1997-39542

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of December, 1997.

WITNESS:

Inez P. Bailey
Inez Bailey

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Inez Bailey 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 3rd day of December, 1997.

Kimberly M. Melton
Notary Public
My commission expires: 3-1-99

EXHIBIT A

A parcel of land situated in the N 1/2 of the SW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West; thence run West along the South line of said 1/4 1/4 Section for 590.00 feet; thence turn 86 deg. 38 min. 04 sec. right and run Northerly for 2,419.05 feet; thence turn 31 deg. 17 min. 49 sec. left and run Northwesterly for 175.98 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 119; thence turn 90 deg. 29 min. 24 sec. left and run Southeasterly along said right of way for 384.23 feet; thence turn 00 deg. 15 min. 31 sec. left and run Southwesterly along said road right of way for 219.79 feet to the point of beginning; thence turn 00 deg. 21 min. 05 sec. right and run Southwesterly along said road right of way for 303.03 feet; thence turn 90 deg. 15 min. 49 sec. left and run Southeasterly 209.98 feet; thence turn 89 deg. 44 min. 19 sec. left and run Northeasterly 302.06 feet; thence turn 89 deg. 59 min. 47 sec. left and run Northwesterly for 209.96 feet to the point of beginning; being situated in Shelby County, Alabama.

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