

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ninety Seven Five Hundred Fifty Seven and 63/100 Dollars (\$297,557.63) and other good and valuable consideration to the undersigned, **VINEYARD CHRISTIAN FELLOWSHIP OF BIRMINGHAM**, (hereafter referred to as the "Grantor"), in hand paid by **THE INVERNESS VINEYARD CHRISTIAN FELLOWSHIP**, (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

This conveyance is made subject to the following:

1. 1998 ad valorem taxes, a lien due and payable October 1, 1998.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the executor and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set their respective hands and seals on this the 25th day of February, 1998.

Inst # 1998-06571

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02/26/1998-06571
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1998-06571

VINEYARD CHRISTIAN FELLOWSHIP OF BIRMINGHAM

By: Lamar Junkins
Lamar Junkins
Pastor-President

STATE OF Alabama)
)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lamar Junkins of Vineyard Christian Fellowship - Birmingham 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 and being authorized to so do, he, as Pastor - President and with full authority, executed the same voluntarily for and as the act of said non-profit organization.

Given under my hand and official seal this 25th day of February, 1998.

AFFIX SEAL

Patricia G. Armstrong
Notary Public
My Commission Expires: 11-12-2000

This Instrument Prepared By:

J. Scott Sims, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Exhibit "A"

Legal Description

Commence at the Northwest corner of Section 14, Township 19 South, Range 2 West and run East on the North line of said Section 14 a distance of 190.91 feet to the point of beginning; thence turn right $87^{\circ}33'$ and run South a distance of 50.00 feet; thence turn left $47^{\circ}06'22''$ and run Southeasterly a distance of 436.24 feet; thence turn left $90^{\circ}00'$ and run Northeasterly a distance of 437.39 feet to the North line of said Section 14; thence left $130^{\circ}26'38''$ and run West on the North line of said Section 14 a distance of 567.94 feet; thence turn right $87^{\circ}33'$ and run North a distance of 303.19 feet to the Southeasterly side of Valleydale Road; thence turn left $134^{\circ}35'$ and run Southwesterly along the Southeasterly side of said road a distance of 70.13 feet; thence turn left $45^{\circ}25'$ and run South a distance of 251.83 feet to the point of beginning.

Mineral and mining rights excepted.

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