

Send Tax Notice To:
Young Men's Christian Association
of Birmingham, Inc.
321 North 21st Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered as of the 1st day of April, 1999, by **FIRST CHRISTIAN CHURCH OF BIRMINGHAM, INC.**, an Alabama non-profit corporation (hereinafter referred to as the "Grantor"), to **THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, an Alabama non-profit corporation, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the real property described in **Exhibit "A"** attached hereto (the "Property"), said property being situated in Shelby County, Alabama;

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 for tax year 1999;
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 111, Page 270; Deed Book 241, page 380; and Deed Book 242, page 443, in said Probate Office;
3. Right of way to Shelby County as recorded in Deed Book 233, page 606;
4. Agreement between First Christian Church of Birmingham, Inc. and Estes H. and Florence Parker Hargis Charitable Foundation and Hargis Daffodil Hills Foundation as recorded in Real Record 055, Page 966 in said Probate Office;
5. Easement to South Central Bell as recorded in Deed Book 343, Page 934, in said Probate Office;

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SHELBY COUNTY JUDGE OF PROBATE
005 HNS 19.50

Inst # 1999-15738

MTA

6. Mineral and mining rights not owned by Grantor; and
7. Solely during the period that the Grantee owns all or any part of the Property, the Grantee agrees to use that portion of the Property which it owns, consistent with the mission of the Grantee, as a retreat and/or camp facility for adults and children of all faiths or for such other purposes as are consistent with the mission of the Grantee. Grantor agrees that this deed restriction will automatically terminate and will not encumber any portion of the Property which may hereafter be owned by any party other than the Grantee without the need for Grantor to execute any additional documents to eliminate this deed restriction.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed this 9 day of April, 1999.

**FIRST CHRISTIAN CHURCH OF
BIRMINGHAM, INC.**

By its Trustees:

By Hubert Nall
Hubert Nall
Trustee

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hubert Nall, whose name as Trustee of **FIRST CHRISTIAN CHURCH OF BIRMINGHAM, INC.**, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he, in his capacity as such trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of April, 1999.

Ron M. Knox
Notary Public
My commission expires: 3-26-2002

[AFFIX SEAL]

By



William W. Conwell

Trustee

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William W. Conwell, whose name as Trustee of **FIRST CHRISTIAN CHURCH OF BIRMINGHAM, INC.**, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he, in his capacity as such trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of April, 1999.



Notary Public

My commission expires: 3-26-2002

[AFFIX SEAL]

By Claude A. Tillman, Jr.
Claude A. Tillman, Jr.
Trustee

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Claude A. Tillman, Jr., whose name as Trustee of **FIRST CHRISTIAN CHURCH OF BIRMINGHAM, INC.**, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he, in his capacity as such trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of April, 1999.

Ann M. Knox
Notary Public
My commission expires: 3-26-2002

[AFFIX SEAL]

THIS INSTRUMENT PREPARED BY:

Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Exhibit "A"

Legal Description

A part of the NE 1/4 and a part of the N 1/2 of the SE 1/4, and a part of the NE 1/4 of SW 1/4 and a part of the SW 1/4 of the NW 1/4, and a part of the E 1/2 of the NW 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of said SE 1/4 of the NW 1/4; thence 180 degrees 00 minutes 00 seconds from the South line thereof and run Westerly along the South line of the SW 1/4 of the NW 1/4 a distance of 55.22 feet to the intersection of said 1/4-1/4 line with the Easterly right of way line of a chert road; thence angle right 57 degrees 28 minutes 12 seconds Northwesterly along said right of way line a distance of 289.96 feet; thence angle right 5 degrees 11 minutes 09 seconds Northwesterly along said right of way line a distance of 74.41 feet; thence angle right 19 degrees 46 minutes 00 seconds Northerly 200.43 feet; thence angle left 9 degrees 00 minutes 00 seconds Northerly along said right of way a distance of 295.62 feet; thence angle right 16 degrees 51 minutes 00 seconds Northerly along said right of way a distance of 200.34 feet; thence angle right 3 degrees 31 minutes 00 seconds Northerly along said right of way a distance of 210.21 feet; thence angle right 23 degrees 15 minutes 00 seconds Northeasterly a distance of 73.98 feet; thence angle right 63 degrees 06 minutes 00 seconds Easterly and parallel to the North line of said 1/4-1/4 Section a distance of 319.29 feet to a point on the East line of said 1/4-1/4 Section; thence angle right 90 degrees 23 minutes 17 seconds Southerly along the East line of said 1/4-1/4 Section a distance of 636.77 feet; thence angle left 46 degrees 10 minutes 30 seconds Southeasterly for a distance of 192.37 feet; thence angle left 79 degrees 49 minutes 30 seconds Northeasterly for a distance of 356.43 feet; thence angle right 4 degrees 00 minutes 00 seconds Northeasterly for a distance of 318.78 feet; thence angle left 52 degrees 32 minutes 00 seconds Northerly for a distance of 482.17 feet to the Northwest edge of a lake; thence around the Northern edge of lake shore line in a Northwardly and Eastwardly direction to the center of a branch that flows into lake; thence in a Northeasterly direction up the center line of branch to the intersection of said branch with the East boundary of said Section 24, Township 19 South, Range 1 West, said intersection being approximately 84 feet South of the NE corner of said Section 24; thence South along East line a distance of 2527.69 feet to the SE corner of said NE 1/4; thence angle right 87 degrees 55 minutes 08 seconds Westerly along 1/4 Section line 64.89 feet to ridge line; thence Southwesterly along ridge line to the South line of the NW 1/4 of the SE 1/4; thence Westerly along the South line of said 1/4-1/4 a distance of 538.56 feet to the Southwest corner thereof; thence angle right 90 degrees 04 minutes 08 seconds Northerly along the West line of said 1/4-1/4 Section a distance of 160.23 feet; thence angle left 90 degrees 00 minutes 00 seconds Westerly a distance of 104.94 feet; thence angle right 90 degrees 00 minutes 00 seconds Northerly a distance of 419.76 feet; thence angle right 90 degrees 00 minutes 00 seconds Easterly 104.94 feet to a point on the West line of last said 1/4-1/4 Section; thence angle left 90 degrees 00 minutes 00 seconds Northerly along the West line of last said 1/4-1/4 Section a distance of 735.24 feet to the NW corner thereof; thence angle left 90 degrees 07 minutes 16 seconds Westerly along the South line of the SE 1/4 of the NW 1/4 a distance of 1320.63 feet to the point of beginning.

According to survey of Thomas L. Douglas, RLS #5344, dated March 3, 1999.