

STATE OF ALABAMA )

SHELBY COUNTY )

**PURCHASE MONEY MORTGAGE**

THIS INDENTURE, made and executed to be effective as of April 1, 1999, by and between:

**MORTGAGOR:**        **THE YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF BIRMINGHAM**  
(hereinafter referred to as  
"Mortgagor"), and

**MORTGAGEE:**       **FIRST CHRISTIAN CHURCH OF  
BIRMINGHAM, INC.**  
(hereinafter referred to as  
"Mortgagee").

**W I T N E S S E T H:**

**WHEREAS:**

(a)        The Mortgagor is justly indebted to Mortgagee in the principal sum of One Million Two Hundred Seventy-Two Thousand Dollars (\$1,272,000) representing the unpaid portion of the purchase price of the hereinafter described real estate, as evidenced by a certain Promissory Note (the "Note") dated as of even date herewith, payable as provided therein without limit, until June 1, 2021, when the entire balance of principal and earned interest shall become due and payable unless earlier prepaid under the terms of the Note.

(b)        Mortgagor and Mortgagee have agreed to various ongoing obligations, as more fully described in that certain Closing Agreement dated as of even date herewith (the "Closing Agreement") between Mortgagor and Mortgagee to be effective so long as the indebtedness evidenced by the Note remains outstanding.

(c)        Mortgagor is desirous of securing the prompt payment of the indebtedness evidenced by the Note and the performance of the its obligations under the Closing Agreement, together with additional sums expended by Mortgagee under the provisions of this instrument.

(d)        This Mortgage constitutes a First Purchase Money Mortgage given to secure the unpaid portion of the purchase price.

**Inst # 1999-15739**

**NOW, THEREFORE**, the undersigned Mortgagor, in consideration of the indebtedness above mentioned, and to secure the prompt payment of same, with the interest thereon, and any extension or renewals of same, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth, has bargained and sold and does hereby GRANT, BARGAIN, SELL and CONVEY unto the Mortgagee, its successors and assigns, the following described land, real estate, buildings, improvements, and fixtures owned by the Mortgagor (hereinafter sometimes referred to as the "Mortgaged Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**TOGETHER WITH** all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the land described above, and all fixtures thereto;

**TOGETHER WITH** all easements, rights-of-way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interest, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor;

**TO HAVE AND TO HOLD** the Mortgaged Property and all parts thereof unto the Mortgagee, its successors and assigns forever, subject, however, to the terms and conditions herein:

**AND** the Mortgagor covenants and agrees with the Mortgagee as follows:

## **ARTICLE I**

### **COVENANTS OF MORTGAGOR**

**1.01 WARRANTY OF TITLE:** The Mortgagor is lawfully seized of an indefeasible estate in fee simple in the land and real property hereby mortgaged, and has good right, full power and lawful authority to sell, convey and mortgage the same in the manner and form it received in a deed from Mortgagee to Mortgagor executed simultaneously herewith; that the same is free and clear of all liens, charges, and encumbrances.

**1.02 PERFORMANCE OF NOTE AND MORTGAGE:** The Mortgagor will perform, observe and comply with all provisions hereof and of the Note secured hereby and will duly and punctually pay to the Mortgagee the sum of money expressed in the Note with interest thereon and all other sums required to be paid by the Mortgagor pursuant to the provisions of this Mortgage, all without any deductions or credit for taxes or other similar charges paid by the Mortgagor. Additionally, Mortgagor shall perform each obligation that may be applicable from time to time.

**1.03 COVENANT TO PAY TAXES, ETC.:** The Mortgagor, from time to time when the same shall become due, will pay and discharge all taxes of every kind and nature (including real and personal property taxes and income, franchise, withholding, profits and gross receipts taxes), all general and special assessments, levies, permits, inspection and licenses fees, all water and sewer rents and charges, all charges for public utilities, and all other public charges whether of a like or different nature, ordinary or extraordinary, foreseen or unforeseen, imposed upon or assessed against them or the



Mortgaged Property or any part thereof or upon the revenues, rents, issues, income and profits of the Mortgaged Property or arising in respect of the occupancy, use or possession thereof being hereinafter sometimes collectively referred to as "taxes and other assessments."

**1.04 COMPLIANCE:** The Mortgagor will promptly comply with all present and future laws, ordinances, rules and regulations of any governmental authority affecting the Mortgaged Property or any part thereof.

**1.05 PERFORMANCE BY MORTGAGEE OF DEFAULTS BY MORTGAGOR:** If the Mortgagor shall default in the payment of any tax, lien, assessment or charge levied or assessed against the premises; in the payment of any utility charge, whether public or private; or in the performance or observance of any other covenant, condition or term of this Mortgage, and the period applicable thereto within which Mortgagor may correct the same has expired (provided that in the event of an emergency or where in Mortgagee's reasonable judgment its rights or security hereunder would be impaired by delay, Mortgagee may act without notice or delay of any kind), then the Mortgagee, at its option may perform or observe the same, and all payments made for costs or incurred by the Mortgagee in connection therewith, shall be secured hereby and shall be upon demand, immediately repaid by the Mortgagor to the Mortgagee with interest thereon at the rate of eight percent (8%) per annum. The Mortgagee is hereby empowered to enter and to authorize others to enter upon the premises or any part thereof for the purpose of performing or observing any such defaulted covenant, condition or term, without thereby becoming liable to the Mortgagor, or any person in possession holding under the Mortgagor.

**1.06 LIENS:** Any lien which may be filed under the provisions of the statutes of Alabama, relating to the liens of mechanics and materialmen, shall be paid and discharged by Mortgagor within 60 days after the same is filed and shall not be permitted to take priority over the lien of this Mortgage, provided that Mortgagor, upon first furnishing to Mortgagee such security as shall be satisfactory to Mortgagee for the payment of all liability, costs and expenses of the litigation, may in good faith contest, at Mortgagor's expense, the validity of any such lien or liens.

**1.07 AGREEMENT TO SUBORDINATE:** This Mortgage will be subordinated as of the date hereof or thereafter to any financing note and mortgage and other security instruments covering the Mortgaged Property executed by Mortgagor in connection with any financing or any subsequent refinancing of procured by Mortgagor in favor of any third party lender or lenders ("Purchaser Financing"); provided that the term of any Purchaser Financing does not exceed at any one time twelve (12) years and further provided that the principal balance of the Purchaser Financing does not exceed at any one time Seven Hundred Fifty Thousand Dollars (\$750,000). Mortgagee shall take or cause to be taken such further action and execute and deliver or cause to be executed and delivered such further documents or instruments as Mortgagor, or its lender, from time to time may reasonably request in connection with any Purchaser Financing to confirm Mortgagor's rights and interests hereunder, and the rights and interests of Mortgagor's lender or lenders. Mortgagee hereby irrevocably appoints Mortgagor as Mortgagee's true and lawful attorney in fact, with full power of substitution, in the name of Mortgagee or in the name of Mortgagor, but on behalf of and for the benefit of Mortgagor, to do all acts and things and execute all documents and instruments in the name of Mortgagee that are necessary or appropriate in connection with Mortgagee's agreement to subordinate this Mortgage to any Purchaser Financing.

## **ARTICLE II**

## **EVENTS OF DEFAULT; REMEDIES OF MORTGAGEE**

**2.01 EVENT OF DEFAULT:** The term "Event of Default," wherever used in this Mortgage, shall mean any one or more of the following events:

- (a) Failure by the Mortgagor to pay when due any installments of principal or interest within ten (10) days after written notice that the same shall be due;
- (b) Failure by the Mortgagor to duly observe any other covenant, condition or agreement contained in this Mortgage, in the Note, or in any other document executed by the Mortgagor relating to this Mortgage loan transaction within thirty (30) days after notice of default;
- (c) The filing by the Mortgagor of a voluntary petition in bankruptcy, or the Mortgagor's adjudication as a bankrupt or insolvent, or the filing by the Mortgagor of any petition or answer seeking or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief for themselves under any present or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency or other relief for debtors, or the Mortgagor's seeking or consenting to or acquiescence in the appointment of any trustee, receiver or liquidator of all of any substantial part of the Mortgaged Property or of any or all the rents, revenues, issues, earnings, profits or income thereof, or the making of any general assignment for the benefit of credits or the admission in writing of its inability to pay its debts generally as they become due; or
- (d) The entry by a court of competent jurisdiction of an order, judgment, or decree approving a petition filed against the Mortgagor seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency, or other relief for debtors, which order, judgment or decree remains unvacated and unstayed for an aggregate of sixty (60) days (whether or not consecutive) from the date of entry thereof, or the appointment of any trustee, receiver or liquidator of the Mortgagor or of all or any substantial part of the Mortgaged Property or of any or all of the rents, revenues, issues, earnings, profits or income thereof without the consent or acquiescence of the Mortgagor which appointment shall remain unvacated and unstayed for an aggregate for thirty (30) days (whether or not consecutive).

**2.02 ACCELERATION OF MATURITY:** If any Event of Default shall have occurred, then the entire principal amount of the indebtedness secured hereby with interest accrued thereon shall, at the option of the Mortgagee, become due and payable without notice or demand, time being of the essence; and any omission on the part of the Mortgagee to exercise such option when entitled to do so shall not be considered as a waiver of such right.

### **2.03 RIGHT OF MORTGAGEE TO ENTER AND TAKE POSSESSION:**

- (a) If an Event of Default shall have occurred, the Mortgagor, upon demand of the Mortgagee, shall forthwith surrender to the Mortgagee the actual possession of the Mortgaged Property; and if and to the extent permitted by law, the Mortgagee may enter and take possession of all the Mortgaged Property, and may exclude the Mortgagor and his agents and employees wholly therefrom.
- (b) Upon every such entering upon or taking of possession, the Mortgagee may hold, store, use, operate, manage and control the Mortgaged Property, and, from time to time (i) make all necessary



and proper maintenance, repairs, renewals thereto and thereon and purchase or otherwise acquire additional fixtures, personalty and other property; (ii) insure or keep the Mortgaged Property insured; (iii) manage and operate the Mortgaged Property and exercise all the rights and powers of the Mortgagor in his name or otherwise, with respect to the same; (iv) enter into any and all agreements with respect to the exercise by others of any of the powers herein granted the Mortgagee, all as the Mortgagee from time to time may determine to be to its best advantage; and the Mortgagee may collect and receive all the income, revenues, rents, issues and profits of the same including those past due as well as those accruing thereafter, and, after deducting: (1) all expenses of taking, holding, managing, and operating the Mortgaged Property (including compensation for the services of all persons employed for such purposes); (2) the cost of all such maintenance, repairs, renewals, replacements, additions, betterments, improvements and purchases and acquisitions; (3) such taxes and other assessments and other charges prior to the lien of this Mortgage as the Mortgagee may determine to pay; (4) other proper charges upon the Mortgaged Property or any part thereof; and (5) the reasonable compensation, expenses and disbursements of the attorneys and agent of the Mortgagee; shall apply the remainder of the moneys so received by the Mortgagee, first to the payment of accrued interest; then to the payment of tax deposits; and finally to the payment of overdue installments of principal and interest.

**2.04 MORTGAGEE'S POWER OF ENFORCEMENT:** If an Event of Default shall have occurred and be continuing, the Mortgagee may, either with or without entry or taking possession as hereinabove provided or otherwise, proceed by suit or suits at law or in equity or any other appropriate proceeding or remedy: (a) to enforce payment of the Note or the performance of any term thereof or any other right; (b) to foreclose this Mortgage and to sell, as an entirety or in separate lots or parcels, the Mortgaged Property, as provided by law; and (c) to pursue any other remedy available to it, all as the Mortgagee shall deem most effectual for such purposes. The Mortgagee shall take action either by such proceedings or by the exercise of its powers with respect to entry or taking possession, as the Mortgagee may determine.

**2.05 POWER OF SALE:** If an Event of Default shall have occurred, Mortgagee may sell the Mortgaged Property at public outcry to the highest bidder for cash in front of the Courthouse door in the county where said property is located, either in person or by auctioneer, after having first given notice of the time, place and terms of sale by publication once a week for three (3) successive weeks prior to said sale in some newspaper published in said county, and, upon payment of the purchase money, Mortgagee or any person conducting the sale for Mortgagee is authorized to execute to the purchaser at said sale a deed to the premises so purchased. Mortgagee may bid at said sale and purchase said premises, or any part thereof, if the highest bidder therefor. At the foreclosure sale the Mortgaged Property may be offered for sale and sold as a whole without first offering it in any other manner or may be offered for sale and sold in any other manner Mortgagee may elect.

**2.06 APPLICATION OF FORECLOSURE PROCEEDS:** The proceeds of any foreclosure sale pursuant to Paragraph 2.06 of Article II shall be applied as follows:

(a) First, to the reasonable expenses of making the sale including a reasonable attorney's fee for such services as may be necessary in the collection of said indebtedness or the foreclosure of this Mortgage;

(b) Second, to the repayment of any money, with interest thereon, which Mortgagee may have paid, or become liable to pay, or which it may then be necessary to pay for taxes, insurance, assessments or other charges, liens, or debts as hereinabove provided;

(c) Third, to the payment and satisfaction of the indebtedness hereby secured with interest to date of sale;

(d) Fourth, the balance, if any, shall be paid to the party or parties appearing of record to be the owner of the premises at the time of the sale after deducting any expense of ascertaining who is such owner.

**2.07 MORTGAGEE'S OPTION ON FORECLOSURE:** At the option of the Mortgagee, this Mortgage may be foreclosed as provided by law or in equity, in which event a reasonable attorney's fee shall, among other costs and expenses, be allowed and paid out of the proceeds of the sale. In the event Mortgagee exercises its option to foreclose the Mortgage in equity, Mortgagee may, at its option, foreclose this Mortgage subject to the rights of any tenants of the Mortgaged Property, and the failure to make any such tenants parties defendants to any such foreclosure proceedings and to foreclose their rights will not be, nor be asserted to be by the Mortgagor, a defense to any proceedings instituted by the Mortgagee to collect the sums secured hereby, or any deficiency remaining unpaid after the foreclosure sale of the Mortgaged Property.

**2.08 WAIVER OF EXEMPTION:** Mortgagor waives all rights of exemption pertaining to real or personal property as to any indebtedness secured by or that may be secured by this Mortgage, and Mortgagor waives the benefit of any statute regulating the obtaining of a deficiency judgment or requiring that the value of the premises be set off against any part of the indebtedness secured hereby.

**2.09 SUITS TO PROTECT THE MORTGAGED PROPERTY:** The Mortgagee shall have power: (a) to institute and maintain such suits and proceedings as it may deem expedient to prevent any impairment of the Mortgaged Property by any acts which may be unlawful or any violation of the Mortgage; (b) to preserve or protect its interest in the Mortgaged Property and in the income, revenues, rents and profits arising therefrom; and (c) to restrain the enforcement of or compliance with any legislation or other governmental enactment, rule or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with, such enactment, rule or order would impair the security hereunder.

**2.10 DELAY OR OMISSION-NO WAIVER:** No delay or omission of the Mortgagee or of any holder of the note to exercise any right, power or remedy accruing upon any default shall exhaust or impair any such right, power or remedy or shall be construed to be a waiver of any such default, or acquiescence therein; and every right, power and remedy given by this Mortgage to the Mortgagee may be exercised from time to time and as often as may be deemed expedient by the Mortgagee.

**2.11 NO WAIVER OF ONE DEFAULT TO AFFECT ANOTHER, ETC.:** No waiver of any default hereunder shall extend to or shall affect any subsequent or any other then existing default or shall impair any rights, powers or remedies consequent thereon. If the Mortgagee: (a) grants forbearance or an extension of time for the payment of any sums secured hereby; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted herein or in the note; (d) releases any part of the Mortgaged Property from the lien of the Mortgage or otherwise changes any of the terms of the note or Mortgage; (f) consents to the granting of an easement thereon; or (g) makes or consents to



any agreement subordinating the lien or change hereof, any such act or omission shall not release, discharge, modify, change or affect the original liability under the Note, Mortgage or otherwise of the Mortgagor or any subsequent purchaser of the Mortgaged Property or any part thereof, or any maker, co-signer, endorser, surety or guarantor; nor shall any such act or omission preclude the Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in the event of any other default then made or of any subsequent default; nor, except as otherwise expressly provided in an instrument or instruments executed by the Mortgagee shall the lien of this Mortgage be altered thereby.

**2.12 DISCONTINUANCE OF PROCEEDINGS - POSITION OF PARTIES RESTORED:**

In case the Mortgagee shall have proceeded to enforce any right or remedy under this Mortgage by foreclosure, entry or otherwise, and such proceedings shall have been determined adversely to the Mortgagee, then and in every such case the Mortgagor and the Mortgagee shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of the Mortgagee shall continue as if no such proceeding had been taken.

**2.13 REMEDIES CUMULATIVE:** No right, power, or remedy conferred upon or reserved to the Mortgagee by this Mortgage is intended to be exclusive of any right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or now or hereafter existing at law or in equity or by statute.

**ARTICLE III**

**MISCELLANEOUS**

**3.01 CONDITION:** This Mortgage is given upon the condition that if the Mortgagor shall pay or cause to be paid to the Mortgagee the principal payable in respect to the Note, at the times and in the manner stipulated therein and herein, all without any deduction or credit for taxes or other similar charges paid by the Mortgagor, and shall keep, perform and observe all and singular the covenants and promises in the Note, and any renewal, extension or modification thereof, and in this Mortgage expressed to be kept, performed and observed by and on the part of the Mortgagor, all without fraud or delay, then this Mortgage, and all the properties, interest and rights hereby granted, bargained, and sold shall cease, determine and be void, but shall otherwise remain in full force and effect.

**3.02 SUCCESSORS AND ASSIGNS INCLUDED IN PARTIES:** Whenever in this Mortgage one of the parties hereto is named or referred to, the heirs, administrators, executors, successors and assigns of such party shall be included, and all covenants and agreements contained in this Mortgage by or on behalf of the Mortgagor or by or on behalf of the Mortgagee shall bind and inure to the benefit of their respective heirs, administrators, executors, successors and assigns, whether so expressed or not.

**3.03 CAPTIONS:** The captions of the articles, section subparagraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof.

**3.04 INVALID PROVISIONS TO AFFECT NO OTHERS:** In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage or in the note shall be invalid,

illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein and in the Note shall be in no way affected, prejudiced or disturbed thereby.

**3.05 INDEMNIFICATION:** This Mortgage is intended as a security for the liabilities of Mortgagor. Notwithstanding any rights conveyed on Mortgagee herein, Mortgagee shall not be obligated to perform or discharge, and does not hereby undertake to perform or discharge, any obligations, duty or liability of Mortgagor. Mortgagor shall and does hereby agree to indemnify and hold Mortgagee harmless of and from any and all liability, loss or damage which it may or might incur by reason of its exercise of rights hereunder and of and from any and all claims and demands whatsoever which may be asserted against Mortgagee by reason of any alleged obligation or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained herein. Mortgagee shall not have any responsibility for the inspection, control, care, management or repair of the Mortgaged Property nor for Mortgagor's operations thereon. Should Mortgagee incur any such liability, loss or damage by reason hereof, Mortgagor agrees to reimburse Mortgagee immediately upon demand for the amount thereof, together with costs, expenses and reasonable attorneys' fees.

**3.06 COSTS OR COLLECTION:** In the event that Mortgagee retains an attorney in order to enforce, collect or secure the Note secured hereby, to enforce any provisions of this Indenture, to collect any sums due hereunder, or in order to attempt to enforce, collect or secure any items, Mortgagor shall reimburse Mortgagee, including reasonable attorneys' fees, whether suit be brought or not. Reasonable attorneys' fees shall include, but not be limited to, reasonable fees incurred in any and all judicial, bankruptcy and other proceedings, including appellate proceedings, whether such proceedings arise before or after entry of a final judgment.

**3.07 GOVERNING LAW:** This Mortgage, and the right of the parties hereunder, shall be interpreted and governed in accordance with the laws of the State of Alabama.

**3.08 NOTICES:** All notices under this Mortgage shall be in writing, duly signed by the party giving such notice, and shall be deemed to have been given when deposited in the United States Mail, postage prepaid, by registered or certified mail, return receipt requested, to the applicable address shown on the first page hereof, or to such other address as either party may from time to time provide by notice hereunder to the other.

**- SIGNATURES ON THE FOLLOWING PAGES -**



IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the day and year first above written.

**MORTGAGOR:**

**THE YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF BIRMINGHAM**

By: Jim Lombard  
Name: President / CEO  
Title: Jim Lombard

STATE OF ALABAMA    )

COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jim Lombard, whose name as President / CEO of **THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, 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 <sup>officer</sup> partner, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of April, 1999.

Jim M. [Signature]  
Notary Public  
My commission expires: MY COMMISSION EXPIRES  
MAY 17, 2002

[AFFIX SEAL]

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.

Inst # 1999-15739

04/13/1999-15739  
02:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

010 HHS

32.00