

Send Tax Notice To:
Southern Hills Christian Church
1625 Kent Dairy Road
Alabaster, Alabama 35007

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Inst # 2000-10509

03/31/2000-10509
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
41.00
002 CJ1

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Eighty Thousand and 00/100 (\$180,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **THE WANDA R. ROY LIVING TRUST** DATED June 30, 1992 (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **SOUTHERN HILLS CHRISTIAN CHURCH, INC.**, a non-profit Corporation, (herein referred to as Grantees, whether one or more), 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:

From the Southwest corner of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West run Northerly along the West boundary line of Section 11, Township 21 South, Range 3 West, for 722.85 feet, thence turn an angle of $88^{\circ}38'$ to the right and run Easterly 368.89 foot; thence turn an angle of $75^{\circ}06'$ to the right and run Southeasterly 348.3 feet; thence turn an angle of $70^{\circ}10'$ to the left and continue Southeasterly 271.5 feet to the point of beginning of the land herein described; thence turn an angle of 90° to the right and run Southwesterly 125.5 feet; thence turn an angle of $93^{\circ}44'$ to the left and run Easterly 1,563.64 feet, more or less, to a point on the West right of way line of Alabama State Highway N. 119; thence turn an angle of $87^{\circ}47'$ to the left and run Northeasterly along the West right of way line of said highway for 249.97 feet; thence turn an angle of $93^{\circ}56'$ to the left and run Southwesterly 1,557.0 feet; thence turn an angle of $84^{\circ}33'$ to the left and run Southwesterly 125.0 feet more or less, to the point of beginning.

This land being a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West and being Revised Parcel 3 of the R.L. Roy Property Division.

Subject to:

1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable.
2. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

It is distinctly understood and agreed by the parties hereto that the property herewith conveyed as above described shall be used for a church and church related purposes.

NOTE: \$160,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of January, 2000.

Wanda R. Roy, Trustee
The Wanda R. Roy Living Trust Dated June 30, 1992
By: Wanda R. Roy, Trustee

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wanda R. Roy, whose name as Trustee of The Wanda R. Roy Living Trust Dated _____, a trust, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this the 24th day of JAN., 2000.

Philip M. Budinger
Notary Public

My Commission Expires: _____

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