

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Allan A. Pizzato
5205 Valley Brook Trace
Birmingham, Alabama 35244

STATE OF ALABAMA)

**Corporation
JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety Thousand and 00/100 (\$90,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Inverness Vineyard Church, an Alabama non-profit Corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Allan A. Pizzato and Sharon M. Pizzato, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot A, according to the Survey of Brook Ridge Estates, as recorded in Map Book 17, page 133, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$67,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS DEED IS BEING RECORDED ACCORDING TO THE ATTACHED UNANIMOUS WRITTEN CONSENT.

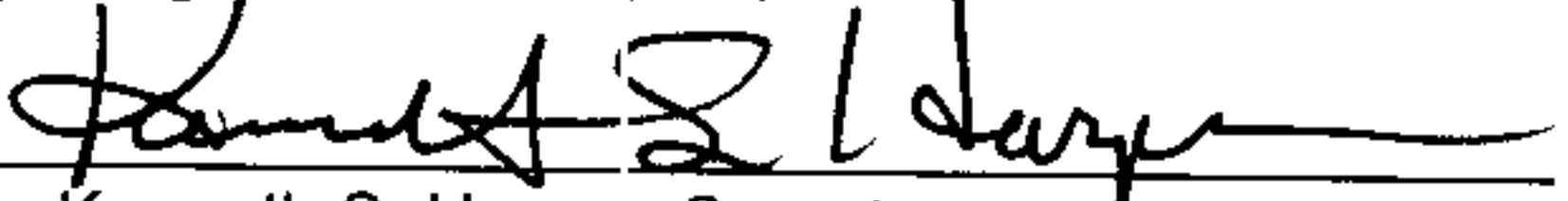
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Elgie E. Justice, Jr. and Kenneth S. Harper, Secretary who is authorized to execute this conveyance, hereto set their signature and seal this the 16th day of March, 2001.

Inverness Vineyard Church, an Alabama non-profit Corporation


By: Elgie E. Justice, Jr., President


By: Kenneth S. Harper, Secretary

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elgie E. Justice, Jr., whose name as President and Kenneth S. Harper, whose name as Secretary of Inverness Vineyard Church, an Alabama non-profit Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Alabama non-profit Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 2-20-03

PEGGY L. MURPHY
MY COMMISSION EXPIRES FEBRUARY 20, 2003

03/20/2001-10021
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MB 45.50

Inst # 2001-10021

UNANIMOUS WRITTEN CONSENT IN LIEU OF
SPECIAL MEETING OF BOARD OF DIRECTORS OF
INVERNESS VINEYARD CHURCH

The undersigned, being all of the members of the Board of Directors of **INVERNESS VINEYARD CHURCH**, an Alabama non-profit corporation (the "Corporation"), acting by unanimous written consent in lieu of a special meeting, do hereby adopt the following resolutions:

BE IT RESOLVED, that the Board hereby approves a real estate transaction between the Corporation (the "Seller") and Alan and Sharon Pizzato (the "Purchaser") whereby the Corporation will sell to the Purchaser Lot A, Brook Ridge Estates, Mapbook 17, Page 133 in the amount of \$90,000, such sale having been approved by a unanimous vote of the Board of Directors on March 8, 2001;

BE IT FURTHER RESOLVED, that Elgie E. Justice, Jr. and Kenneth S. Harper (the "Authorized Officers") are hereby appointed, authorized and directed to: (i) negotiate and (ii) to execute, for and on behalf of the Corporation, as President and Secretary, respectively, all of the documents the Authorized Officers shall deem necessary, appropriate or desirable.

BE IT FURTHER RESOLVED, that all acts and deeds of the Authorized Officers heretofore or hereafter performed on behalf of the Corporation in negotiating, entering into, executing, performing, carrying out, or otherwise pertaining to the arrangements and intentions authorized by these resolutions are hereby ratified, approved, confirmed and declared binding upon this Corporation.

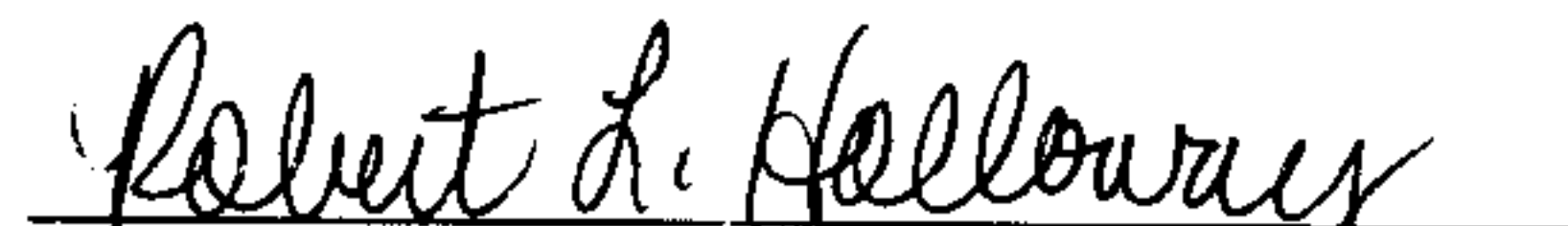
BE IT FURTHER RESOLVED, that the Secretary or Assistant Secretary of this Corporation is hereby authorized and directed to certify to the Bank the foregoing resolutions and that the provisions thereof are in conformity with the charter and bylaws of this Corporation, and such other matters concerning this Corporation.

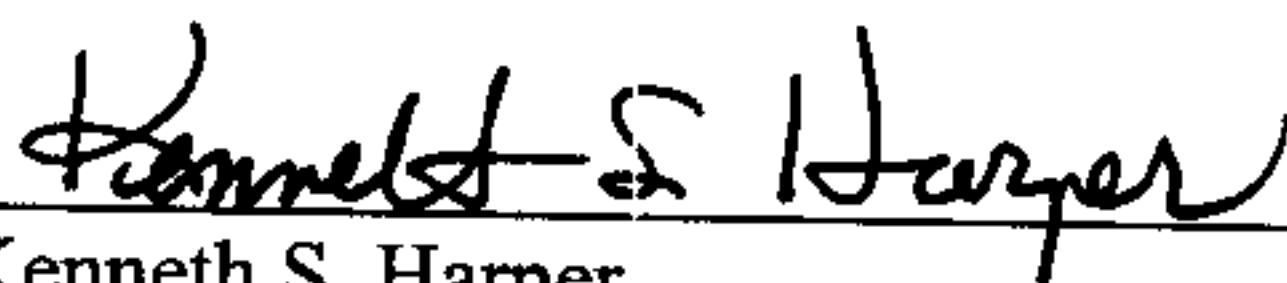
This unanimous written consent is to be placed with the minutes of proceedings of the corporation

and the action taken herein is as fully effective as if enacted at a meeting duly called and held.

DATED March 8, 2001.


Elgie E. Justice, Jr.


Robert L. Holloway


Kenneth S. Harper


Stephen E. Cole


Jim Laws


Dean Martin


William Nichols

CERTIFIED CORPORATE RESOLUTIONS
(Authorized to Borrow, Etc.)

TO:

I HEREBY CERTIFY that I am the Secretary of the Inverness Vineyard Church, an Alabama non-profit corporation, (the "Corporation").

I FURTHER CERTIFY, that the directors of the Corporation are as follows:

Elgie E. Justice, Jr.
Robert L. Holloway
Kenneth S. Harper
Stephen E. Cole
Jim Laws
Dean Martin
William Nichols

I FURTHER CERTIFY, that the following resolutions were duly adopted by unanimous written consent of the Board of Directors of the Corporation on March 8, 2001:

BE IT RESOLVED, that the Board hereby approves a real estate transaction between the Corporation (the "Seller") and Alan and Sharon Pizzato (the "Purchaser") whereby the Corporation will sell to the Purchaser Lot A, Brook Ridge Estates, Mapbook 17, Page 133 in the amount of \$90,000, such sale having been approved by a unanimous vote of the Board of Directors on March 8, 2001;

BE IT FURTHER RESOLVED, that Elgie E. Justice, Jr. and Kenneth S. Harper (the "Authorized Officers") are hereby appointed, authorized and directed to: (i) negotiate and (ii) to execute, for and on behalf of the Corporation, as President and Secretary, respectively, all of the documents the Authorized Officers shall deem necessary, appropriate or desirable.

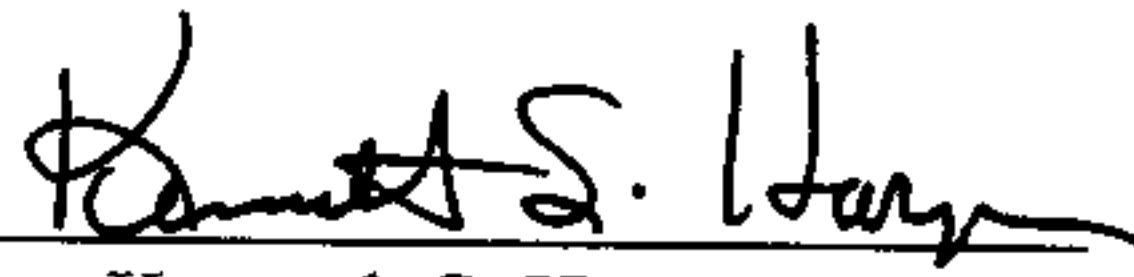
BE IT FURTHER RESOLVED, that all acts and deeds of the Authorized Officers heretofore or hereafter performed on behalf of the Corporation in negotiating, entering into, executing, performing, carrying out, or otherwise pertaining to the arrangements and intentions authorized by these resolutions are hereby ratified, approved, confirmed and declared binding upon this Corporation.

BE IT FURTHER RESOLVED, that the Secretary or Assistant Secretary of this Corporation is hereby authorized and directed to certify to the Bank the foregoing resolutions and that the provisions thereof are in conformity with the charter and bylaws of this Corporation, and such other matters concerning this Corporation.

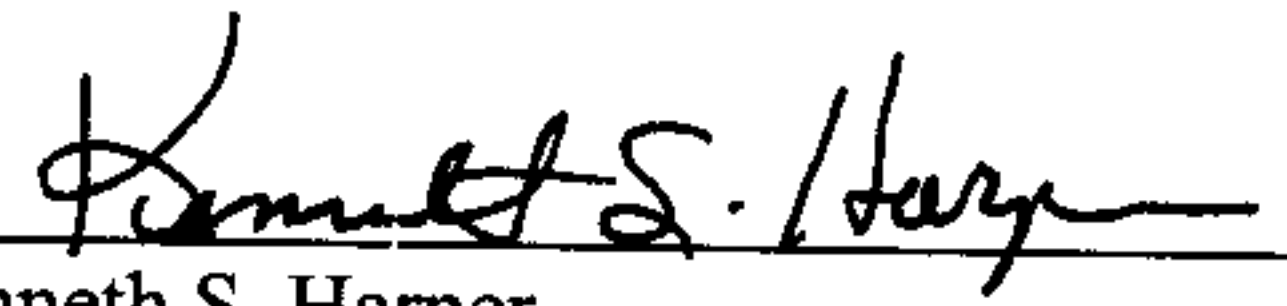
I FURTHER CERTIFY, that the foregoing resolutions are within the power of the Board of Directors to adopt as provided in the charter and bylaws of this Corporation, and that said resolutions are still in full force and effect and have not been amended or revoked, and that the specimen signatures appearing below are the genuine signatures of the officers authorized to sign for this Corporation by virtue of said resolutions.

AUTHORIZED SIGNATURES


Elgie E. Justice, Jr.


Kenneth S. Harper

IN WITNESS WHEREOF, I have hereunto set my hand as such Secretary this 8th day of March, 2001.

By: 
Kenneth S. Harper
Secretary

Inst. # 2001-10021

03/20/2001-10021
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MB 45.50