

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollar (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **EBSCO Development Company, Inc.**, a corporation, hereby remises, releases, quit claims, and conveys to **Clear Springs Baptist Church**, a corporation (hereinafter called Grantee), all of its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the SW ¼ of the NE ¼ of Section 3, Township 19 South, Range 1 West and run in an Easterly direction along the North line of said ¼-¼ section a distance of 108.96 feet to a point on the Eastern Right-of-way of Shelby County Highway 41 (Dunnavant Valley Road), said point being on a curve to the left having a radius of 5689.58 feet and a central angle of 1° 23' 11"; thence 100° 46' 41" (angle measured to tangent) to the right in a Southwesterly direction a distance of 137.66 feet along the arc of said curve and along said right-of-way to the POINT OF BEGINNING; thence 99° 23' 30" to the left in an Easterly direction a distance of 187.00 feet to a point; thence 97° 37' 41" to the right in a southwesterly direction a distance of 350.00 feet to a point; thence 82° 23' 20" to the right in a Westerly direction a distance of 187.00 feet to a point on the Eastern Right-of-way of Shelby County Highway 41 (Dunnavant Valley Road), said point being on a curve to the right having a radius of 5689.58 feet and a central angle of 3° 31' 29"; thence 95° 51' 00" (angle measured to tangent) to the right in a Northeasterly direction a distance of 350.00 feet along the arc of said curve and along said right-of-way to the POINT OF BEGINNING. Said parcel containing 1.50 acres, more or less, and

A parcel of land situated in the SW ¼ of the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

All of the SW ¼ of the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama located West of the Right-of-way of Shelby County Highway 41 (Dunnavant Valley Road).

The property herein released and quit claimed by EBSCO Development Company, Inc. to Clear Springs Baptist Church, as described above, is hereby conveyed to and accepted by Clear Springs Baptist Church subject to the following restrictions: (i) the subject property and the structures now or hereafter located thereon shall be used forever only for religious and church purposes, which shall include the right to construct, maintain, and occupy a single family church parsonage attached by a breezeway to the existing structure to be occupied by the family of the minister of said church, and not otherwise, and in no event shall the same be used for any business, commercial, office use, or other use other than for church and religious purposes; (ii) any alterations to the existing improvements on subject property and any improvements which are subsequently constructed thereon shall be in keeping with the architectural style of the improvements which presently exist on the subject property; and (iii) it will not convey or dispose of all or any portion of the subject property except pursuant to deeds containing restrictive covenants substantially equivalent to the covenants herein contained. The foregoing restrictions and covenants shall and do hereby attach to and run with the land forever, and shall

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be binding upon Clear Springs Baptist Church and all future owners and occupants of the subject property and shall be enforceable by EBSCO Development Company, Inc. and any person or entity to which EBSCO Development Company, Inc. specifically assigns this right of enforcement, even if said restrictions and covenants have not been included within any subsequent conveyances of the subject property. EBSCO Development Company, Inc. and/or entities to which it is related, own other real properties within the area of the subject property, and the right of EBSCO Development Company, Inc. and its assigns to enforce the subject restrictions and covenants is material to the execution of this conveyance.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 30th day of July, 2001.

ATTEST:

EBSCO Development Company, Inc.

Sandra Bullark
~~Secretary~~ Asst. Secretary

By: [Signature] (SEAL)
Its JRS 7/30/01

ATTEST:

Clear Springs Baptist Church, a corporation

Janice E. Culver

By: Ruby Hodgins (SEAL)
Trustee

Janice E. Culver

By: Ralph Adams (SEAL)
Trustee

Janice E. Culver

By: Jean Perryman (SEAL)
Trustee

Janice E. Culver

By: Joy Hodges (SEAL)
Trustee

Janice E. Culver

By: Dorothy Hodges (SEAL)
Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elton B. Stephens, Jr., whose name as Vice President of **EBSCO Development Company, Inc.**, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, _____, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of July, 2001.

[Signature]
Notary Public

My Commission Expires August 27, 2004

[ACKNOWLEDGMENTS CONTINUED ON FOLLOWING PAGE]

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Ruby Hodgens, RALPH ADAMS, JEAN PERRYMAN,
TERRY HODGENS, and DOROTHY HODGENS, whose names as
Trustees of **Clear Springs Baptist Church**, a corporation, are signed to the foregoing instrument
and who are known to me, acknowledged before me, on this day, that, being informed of the
contents of such instrument, they, and each of them, as such officer(s) and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of July, 2001.

Janice E. Culver
Notary Public

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