

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Chelsea Church of God
705 County Road 39
Chelsea, AL 35043

STATE OF ALABAMA

)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Betty S. Chesser, a widowed woman and John A. Chesser, Jr. a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Paul Watkins, Curt Watkins and B. Todd Brasher, as Trustees and constituting the Local Board of Trustees of the Church of God at Chelsea, in Shelby County, Alabama**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Exhibit "A" is attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

\$132,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Betty S. Chesser is the surviving grantee of that certain deed dated 11/21/1967, and recorded in Deed Volume 251, Page 11, the other grantee, J. Allen Chesser having died on or around October 24, 2002.

The property conveyed herein does not constitute the homestead of either of the grantors or the spouse of John A. Chesser, Jr.

TO HAVE AND TO HOLD, unto the said Paul Wakens, Curt Watkins and B. Todd Brasher, as Trustees and constituting the Local Board of Trustees of the local Church of God at Chelsea, in Shelby County, Alabama, and to their successors in trust; for the exclusive use and benefit of the Church of God, Cleveland, Tennessee, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its international headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church at Chelsea, Alabama.

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of the same and to execute all necessary deeds, conveyances, and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, presided over and approved by the state or territorial overseer of the Church of God (Cleveland, Tennessee), or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting, Certification is to be given in writing by the state/territorial overseer that this transaction is in the best interest of the Church of God (Cleveland, Tennessee), provided that he approves such action.


If the local congregation at the place above described shall at any time cease to function, or exist, or act contrary to Church of God polity or separate from the Church of God (Cleveland, Tennessee), then said trustees shall hold title to said real estate including personal property for the Church of God (Cleveland, Tennessee), generally in the state where said real estate is located; and said trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God (Cleveland, Tennessee) in said state, which said state board shall be authorized to either use said real estate and personal property, or the proceeds derived from the sale of same (said state board being authorized to sell and convey the said real estate and personal property, at any time after title is vested in it), for the use and benefit of the Church of God (Cleveland, Tennessee), in that state generally; or the founding of another Church of God (Cleveland, Tennessee) in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties ~~for any reason~~, then the state overseer of the state in which said real estate is located shall have the right to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title to said property as evidenced by an appropriate instrument filed in the local county register of deeds.

The limitations set forth herein are those appearing in the *Minutes of the General Assembly of the Church of God* most currently in effect and said *Minutes* are expressly incorporated herein by reference.

And we do, for ourselves, our heirs, executors and administrators, covenant with the said Paul Watkins, Curt Watkins and B. Todd Brasher, as Trustees and constituting the Local Board of Trustees of the Church of God at Chelsea in Shelby County, Alabama, their successors in trust for the exclusive use and benefit of the Church of God, Cleveland, Tennessee, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **14th** day of **November**, **2002**.


John A. Chesser, Jr.

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty S. Chesser, a widowed woman John A. Chesser, Jr. , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

NOTARY PUBLIC
My Commission Expires: 6-5-2023

EXHIBIT "A"

A parcel of land situated in the Southeast ¼ of the Northwest ¼ of Section 34, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwesternmost corner of Lot 12, according to Twin Oaks as recorded in Map Book 22, page 108 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northeasterly direction along the Southeasternmost line of Twin Oaks for a distance of 1111.05 feet; thence turn an interior angle to the left of 93°09'12" and leaving said Southeasterly line run in a Southeasterly direction for a distance of 234.47 feet to the Northwesternly right of way line of Shelby County Highway No. 39 (right of way width 80 feet); thence turn an interior angle to the left of 103°40'45" and run in a Southwesterly direction along said right of way line for a distance of 393.35 feet to a tangent curve to the right having a central angle of 12°00'00" and a radius of 1869.86 feet; thence run in a Southwesterly direction along said right of way line and along the arc of said curve for a distance of 391.62 feet to the point of tangency; thence run in a Southwesterly direction along said right of way line and along said tangent for a distance of 18.10 feet to a tangent curve to the right having a central angle of 2°09'38" and a radius of 2824.79 feet; thence run in a Southwesterly direction along said right of way line and along the arc of said curve for a distance of 106.52 feet to the Northeasternmost line of that parcel as described in Instrument 1994-16181 as recorded in the aforementioned Office of the Judge of Probate; thence turn an interior angle to the left of 82°02'01" as measured from the tangent of the aforementioned curve, and leaving said right of way line run in a Northwesternly direction along said Northeasterly line for a distance of 322.98 feet (deed 330.30) to the Northwesternmost line of that parcel as described in Instrument 1994-16181; thence turn an interior angle to the left of 274°02'41" (deed 273°58'21") and leaving said Northeasterly line run in a Southwesterly direction along said Northwesternly line for a distance of 357.27 feet to the Easterly line of Yellowleaf Ridge Estates as recorded in Map Book 18 page 127 in the aforementioned Office of the Judge of Probate; thence turn an interior angle to the left of 56°27'33" and leaving said Northwesternly line run in a Northerly direction along said Easterly line of said Yellowleaf Estates for a distance of 170.07 feet to the Point of Beginning.