


This Instrument Prepared By:
W. Clark Goodwin
Ritchie Duncan & Goodwin, LLC
312 North 23rd Street
Birmingham, AL 35203

SEND TAX NOTICE TO:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20030529000333760 Pg 1/3 210.00
Shelby Cnty Judge of Probate, AL
05/29/2003 13:12:00 FILED/CERTIFIED

THIS IS A STATUTORY WARRANTY DEED executed and delivered as of May 23, 2003, by **FAITH PRESBYTERIAN CHURCH**, an Alabama corporation (hereinafter referred to as the "Grantor") to **PROVIDENCE PARK PARTNERS, L.L.C.**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of payment of the sum of Nine Hundred Seventy-Five Thousand Dollars (\$975,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE ¼ of Section 15, Township 19 south, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW ¼ of the NE ¼ of said Section 15; thence in a Northerly direction along the Westerly line of said ¼ - ¼ section, a distance of 316.55 feet; thence continue Northerly along the same course 639.07 feet to a point to the Southeasterly right of way line of Buckton Road; thence an interior angle left of 131 degrees 08 minutes 35 seconds left in a Northeasterly direction along said Southeasterly right of way line, a distance of 4.18 feet to the beginning of a curve to the left having a radius of 312.26 feet and a central angle of 22 degrees 03 minutes 10 seconds; thence continue in a Northeasterly direction along arc of said curve and right of way line, a distance of 120.19 feet to end said curve; thence continue in a Northeasterly direction along line tangent to said curve and right of way line a distance 195.50 feet to the beginning of a curve to the left having radius of 424.18 feet and a central angle of 14 degrees 27 minutes 30 seconds; thence continue in a Northeasterly direction along arc of said curve and right of way line, a distance of 107.05 feet to the end of said curve; thence continue in a Northeasterly direction and along a line tangent to said curve and right of way line, a distance of 28.48 feet; thence 45 degrees 17 minutes 50 seconds right in a Northeasterly direction and along said right of way line a distance of 70.34 feet to a point on the Southerly right of way line of Valleydale Road; thence 45 degrees 17 minutes 50 seconds right in a Southeasterly direction and along said Southerly right of way line, a distance of 166.82 feet to the PC of a curve to the left having

a radius of 1185.91 feet and a central angle of 12 degrees 17 minutes 47 seconds; thence continue in a Northeasterly direction along arc of said curve 254.51 feet to the point of beginning; thence an interior angle left of 120 degrees 17 minutes 37 seconds Southeasterly 307.56 feet; thence an interior angle left of 126 degrees 44 minutes 26 seconds Southwesterly a distance of 50.91 feet; thence an interior angle right of 133 degrees 37 minutes 45 seconds Southeasterly 371.67 feet to the Northerly line of Windwood Circle Subdivision; thence an interior angle right of 77 degrees 45 minutes 42 seconds Northwesterly 478.04 feet; thence an interior angle right of 122 degrees 15 minutes 00 seconds Northerly 400.00 feet; thence an interior angle right of 149 degrees 03 minutes 35 seconds Northwesterly a distance of 167.60 feet to the Southeasterly right of way line of Valleydale Road; thence an interior angle right of 98 degrees 36 minutes 46 seconds Southwesterly 80.50 feet along said right of way line to the PC of a curve to the right with a radius of 1185.91 feet and a central angle of 24 degrees 10 minutes 59 seconds; thence run Southwesterly along the arc a distance of 500.54 feet to the point of beginning.

\$ 727,000.00 of the consideration recited above is being paid through the proceeds of a mortgage loan, of even date herewith, between the Grantee, as Mortgagor, and Compass Bank, as Mortgagee.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining; subject, however, to the following:

1. Ad valorem taxes due and not yet payable;
2. Easements, encroachments and restrictions of record;
3. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Volume 320, Page 915;
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 42, Page 667 and Deed Book 129, Page 553;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 292, Page 895; Deed Book 296, Page 847 and Deed Book 305, Page 486; and
6. Transmission line permit to Alabama Fuel and Iron Company and Alabama Power Company recorded in Deed Volume 130, Page 55.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And Grantor does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as

aforesaid; that it and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by or through Grantor, but against no others.

IN WITNESS WHEREOF, the undersigned duly authorized trustee of Grantor has signed and sealed this instrument on the day first written above.

FAITH PRESBYTERIAN CHURCH
An Alabama corporation

By: W. Clark Goodwin
W. Clark Goodwin
Its Authorized Trustee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

20030529000333760 Pg 3/3 210.00
Shelby Cnty Judge of Probate, AL
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I, Richard W. Theibod, a Notary Public in and for said County in said State, hereby certify that W. CLARK GOODWIN, whose name as Trustee of FAITH PRESBYTERIAN CHURCH, an Alabama 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 corporation.

Given under my hand and official seal, this the 23rd day of May, 2003.

McR
NOTARY PUBLIC

My commission expires: My Commission Expires May 21, 2004