

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
South Shelby Baptist Church
P.O. Box 555
Montevallo, AL 35115

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty Thousand and 00/100 Dollars (\$50,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael S. Allen, a married man**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **South Shelby Baptist Church, an Unincorporated Church**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwestern most corner of Lot 8 of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said Subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said Subdivision boundary in a Southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 500.16 feet; thence turn right 115 degrees 55 minutes 26 seconds and run Northeasterly 674.21 feet; thence turn left 29 degrees 26 minutes 04 seconds and run Northerly 151.09 feet to the POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE RIGHT OF WAY, described as follows:

A parcel of land located in the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwestern most corner of Lot 8 of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said Subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said Subdivision boundary in a Southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 213.33 feet to the POINT OF BEGINNING of a 60 ' right of way; thence continue along last course 286.83 feet to a point on an existing 60 ' right of way; thence turn left 64 degrees 04 minutes 34 seconds and run Southwesterly along the end of said existing right of way 62.59 feet; thence turn left 106 degrees 33 minutes 14 seconds and run Southeasterly 22.78 feet; thence turn left 9 degrees 23 minutes 02 seconds and run Southeasterly 281.34 feet; thence turn 99 degrees 49 minutes 19 seconds and run 50.89 feet to the POINT OF BEGINNING.

SUBJECT TO: The grantor expressly reserves a 30' utility easement along the Northwest corner of the subject property to begin at and/or near the end of Stratford Road, in the Canterbury Estate Subdivision, First Addition. Said easement shall run along said boundary line. SEE EXHIBIT A. MSA

According to the survey of Rodney Shiflett, dated April 4, 2003.

Note: This property does not constitute homestead property for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30th day of April, 2003.

GRANTOR


_____) (L.S.)
Michael S. Allen

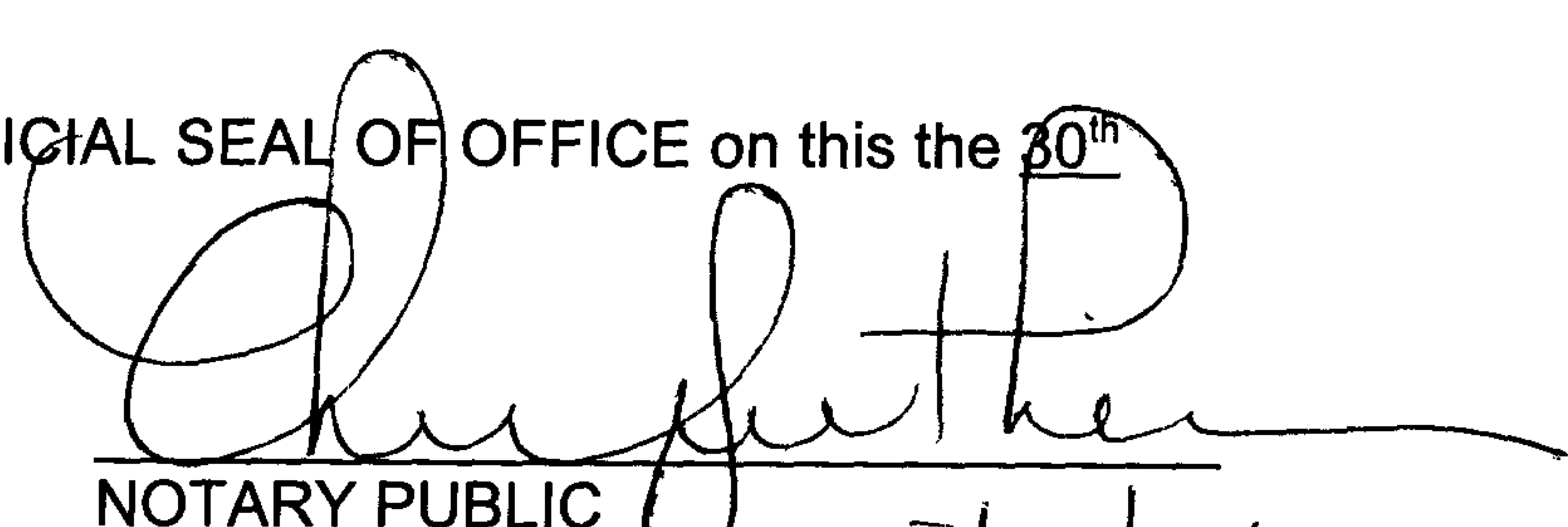
STATE OF ALABAMA

SHELBY COUNTY

)
) **ACKNOWLEDGMENT**
)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael S. Allen, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of April, 2003.



NOTARY PUBLIC

My Commission Expires: 5/13/04

{ State of Alabama }
{ Shelby County }

I, Rodney Y. Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. That there are no visible encroachments upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot within dedicated easements or rights of way; I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Map (Panel or Map) for the area and have determined that the subject lot is not in a special flood prone area.

4.90 ACRES

A parcel of land containing 4.90 Acres more or less, located in the SW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwesternmost corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said Subdivision; thence turn right 45°38'47" leaving said Subdivision boundary in a South-westerly direction 225.00 feet; thence turn right 71°58'40" and run Northwesterly 500.16 feet; thence turn right 115°55'26" and run Northeasterly 674.21 feet; thence turn left 29°26'04" and run Northerly 151.09 feet to the POINT OF BEGINNING.

0.41 ACRES

A parcel of land containing 0.41 Acres more or less, located in the SW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwesternmost corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said Subdivision; thence turn right 45°38'47" leaving said Subdivision boundary in a South-westerly direction 225.00 feet; thence turn right 71°58'40" and run Northwesterly 213.33 feet to the POINT OF BEGINNING of a 60' right-of-way; thence continue along last course 286.83 feet to a point on an existing 60' right-of-way; thence turn left 64°04'34" and run Southwesterly along end of said existing right-of-way 62.59 feet; thence turn left 106°33'14" and run Southeasterly 22.78 feet; thence turn left 9°23'02" and run South-westerly 281.34 feet; thence turn left 99°49'19" and run 60.89 feet to the POINT OF BEGINNING.

According to my survey this April 4, 2003.

Job #: 03190

Dwg#: 324N12EB.zak

Rodney Y. Shifflett A.I. Reg. No. 21784

P.O. Box 204 Columbiana, AL 35051

Phone (205) 663-1172

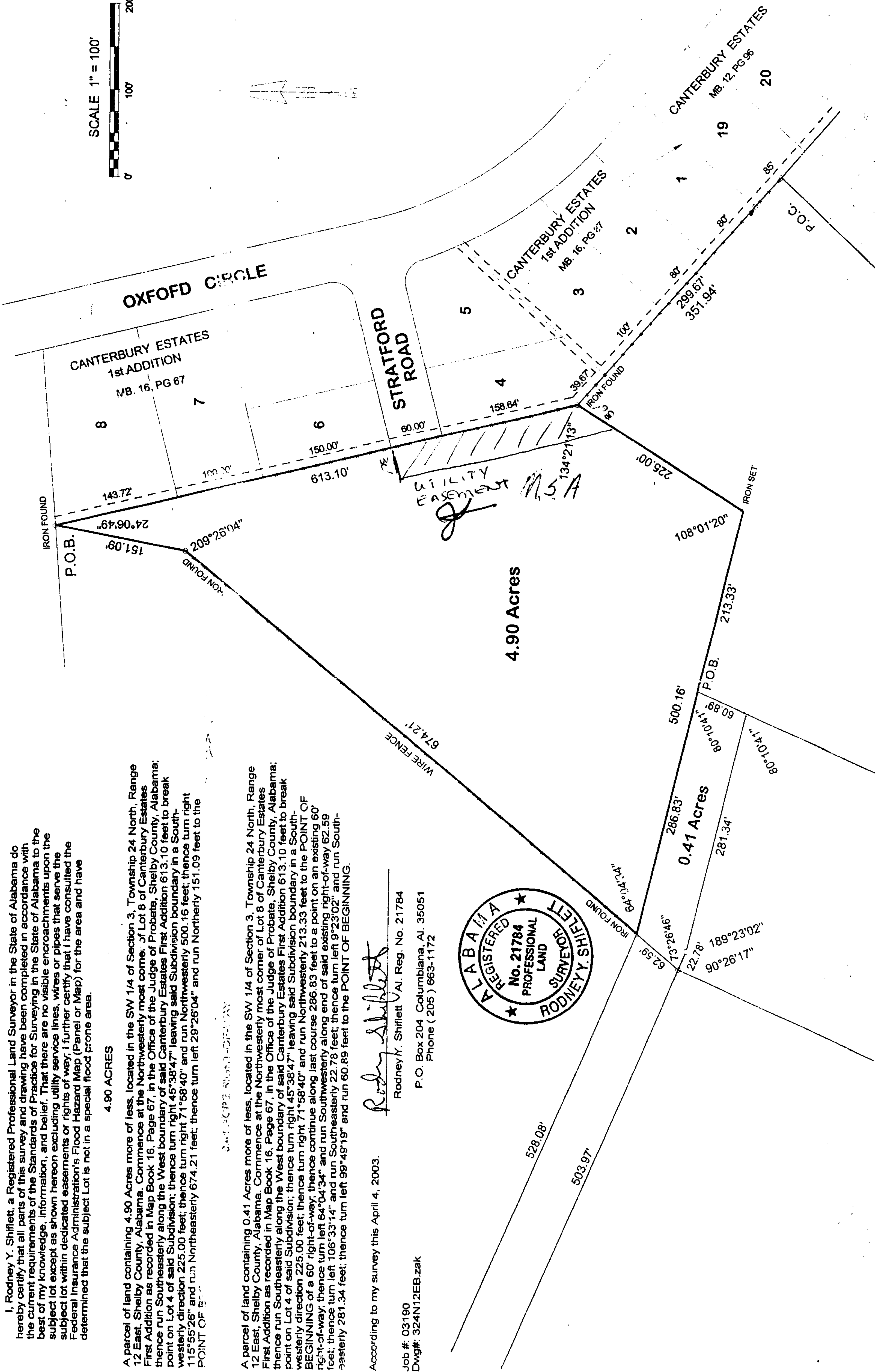
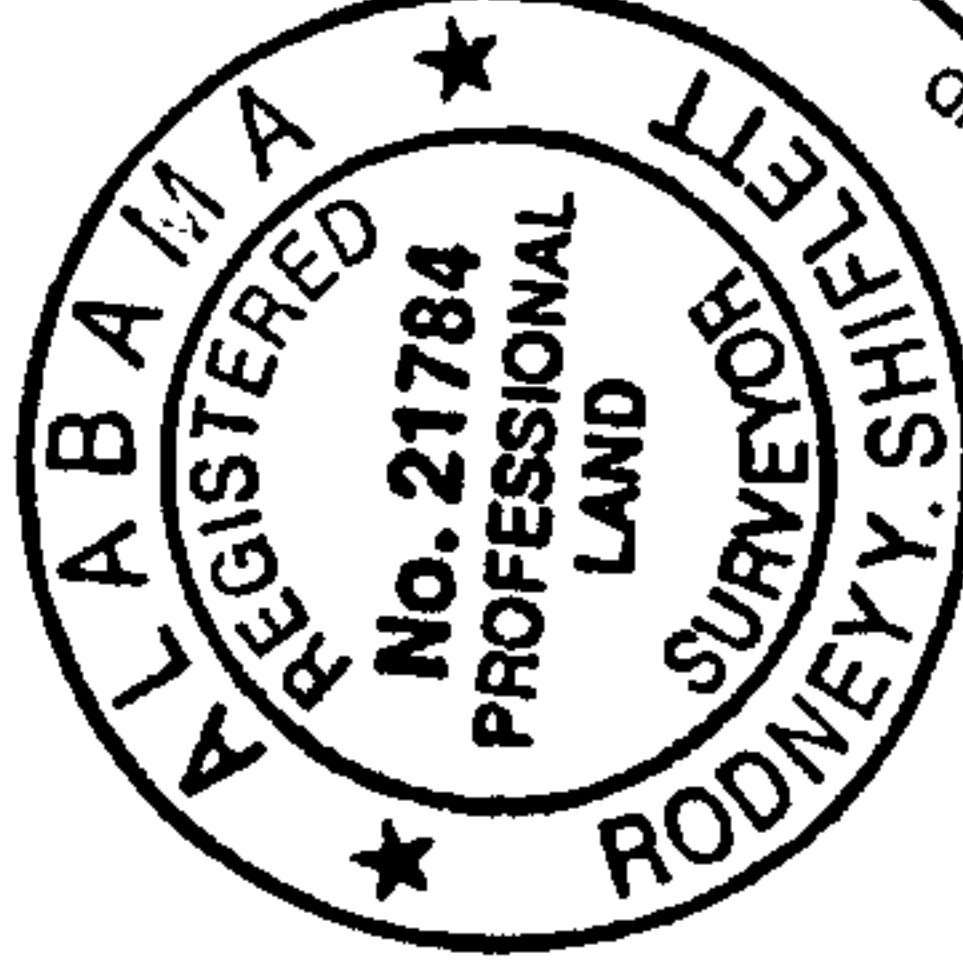


EXHIBIT A