

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
City of Pelham
P O Drawer 1419

Pelham, AL 35124

20040401000168060 Pg 1/3 20.00
Shelby Cnty Judge of Probate, AL
04/01/2004 13:06:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100-----DOLLARS (\$1,250,000.00)**, to the undersigned grantor, **FIRST BAPTIST CHURCH OF PELHAM**, an Alabama non-profit corporation, in hand paid by **CITY OF PELHAM**, the receipt of which is hereby acknowledged, the said **FIRST BAPTIST CHURCH OF PELHAM**, does by these presents, grant, bargain, sell and convey unto the said **CITY OF PELHAM** the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHBIT "A" FOR LEGAL DESCRIPTION.

Grantor First Baptist Church of Pelham is one and the same entity as Grantee named in deeds recorded May 17, 1961, Volume 215, Page 517; April 16, 1970, Volume 262, Page 1; and, March 17, 1980, Volume 325, Page 485 in the Probate Records of Shelby County, Alabama.

This deed is executed pursuant to and in compliance with all applicable procedures, rules and regulations as set out in the church corporation documents transferring church property.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **FIRST BAPTIST CHURCH OF PELHAM**, by its Trustees, Willie Mae Dennis, Eugene Evans, Edgar Meacham, Willard Payne and Larry Smith, who are authorized to execute this conveyance, has hereto set their signature and seal, this the 31 day of March, 2004.

FIRST BAPTIST CHURCH OF PELHAM,
an Alabama non-profit corporation

By: Willie Mae Dennis
Willie Mae Dennis, Trustee

By: Eugene C. Evans
Eugene Evans, Trustee

By: Edgar L. Meacham
Edgar Meacham, Trustee

By: Willard C. Payne
Willard Payne, Trustee

By: Larry D. Smith
Larry Smith, Trustee

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willie Mae Dennis, who as Trustee of First Baptist Church of Pelham, 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, she, as such Trustee 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 31 day of March, 2004.

Frank Ellis
Notary Public

My Commission Expires: _____

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eugene Evans, who as Trustee of First Baptist Church of Pelham, 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 Trustee 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 31 day of March, 2004.


Notary Public

My Commission Expires: 5/4/06

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edgar Meacham, who as Trustee of First Baptist Church of Pelham, 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 Trustee 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 31 day of March, 2004.


Notary Public

My Commission Expires: 5/4/06

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willard Payne, who as Trustee of First Baptist Church of Pelham, 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 Trustee 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 31 day of March, 2004.


Notary Public

My Commission Expires: 5/4/06

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Smith, who as Trustee of First Baptist Church of Pelham, 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 Trustee 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 31 day of March, 2004.


Notary Public

My Commission Expires: 5/4/06

EXHIBIT "A"
LEGAL DESCRIPTION

I, Robert C. Farmer, a Professional Land Surveyor, in the State of Alabama, do hereby certify that this is a true and correct plat or map of a parcel of land located in the Northwest 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 87 degrees 46 minutes 00 seconds East along the North line of said Section a distance of 500.00 feet; thence South 25 degrees 25 minutes 00 seconds East a distance of 248.40 feet to a point lying on the westerly right-of-way line of Church Street, also known as Main Street (60' R.O.W.); thence South 08 degrees 52 minutes 29 seconds East along said R.O.W. line a distance of 33.65 feet to the point of beginning; thence South 07 degrees 59 minutes 40 seconds East and continuing along said R.O.W. line a distance of 507.40 feet to the point of intersection of said R.O.W. line with the northerly right-of-way line of Shelby County Highway No. 52 (50' R.O.W.); thence South 79 degrees 38 minutes 00 seconds West along said Highway 52 R.O.W. line a distance of 225.62 feet; thence North 17 degrees 56 minutes 02 seconds West and leaving said R.O.W. line a distance of 116.34 feet; thence North 53 degrees 15 minutes 54 seconds East, a distance of 79.05 feet; thence North 53 degrees 14 minutes 15 seconds East, a distance of 103.83 feet; thence North 37 degrees 24 minutes 25 seconds West, a distance of 236.99 feet; thence North 53 degrees 50 minutes 35 seconds East, a distance of 228.66' (228.38' title) to the point of beginning. Said parcel of land containing 1.86 acres, more or less.

This property is subject to the following:

- A. Permits to Alabama Power Company recorded in Deed Book 134 Page 65, Deed Book 145 Pages 293 and 294, Deed Book 109 Page 57, and Deed Book 170 Page 23.
- B. Right-of-way to Shelby County recorded in Deed Book 135 Page 392 and Deed Book 135 Page 395.
- C. Easement for roadway and rights incident thereto including but not limited to maintenance as recorded in Instrument #1998/32453.

Kevin Mac Dennis
Larry D. Smith