

WARRANTY DEED

20040901000487920 Pg 1/1 54.00  
Shelby Cnty Judge of Probate, AL  
09/01/2004 08:44:00 FILED/CERTIFIED

STATE OF ALABAMA )  
  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand Dollars (\$40,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Doris W. Bean**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Community Baptist Church**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Any and all land and improvements located at 8244 Highway 17, Maylene, AL 35114 and more particularly described as follows:

A parcel of land located in the NW 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of section 9, thence run in an easterly direction along the north line of said section a deed distance of 1152.20 feet; thence turn right 110 degrees 02 minutes 53 seconds (deed), and go in a Southwesterly direction, a deed distance of 211.70 feet to a found 1" crimped iron, said point being the Point of beginning of the tract herein described: thence continue along last described course a distance of 90.17 feet (90.0 feet deed) to a found 1" open top pipe; thence turn left 90 degrees 12 minutes 05 seconds (90 degrees 00 minutes 00 seconds deed) and run in a Southeasterly direction a distance of 290.02 feet (290.00 feet deed) to a found 1/2 inch capped rebar #14720 on the Northwesterly right-of-way line of Shelby County Highway 17, (an 80 foot R.O.W.); thence turn left 89 degrees 56 minutes 39 seconds (90 degrees 00 minutes 00 seconds deed) and run in a Northwesterly direction along said right-of-way line a distance of 90.28 feet (90.00 feet deed) to a found 1" crimped pipe; thence turn left 90 degrees 04 minutes 44 seconds (90 degrees 00 minutes 00 seconds deed) and run in a Northwesterly direction a distance of 289.79 feet (290.00 feet deed) to the point of beginning; containing 0.60 acres, more or less and being subject to any and all easements of record.

Subject to restrictions, easements and rights-of-way of record.

TO HAVE AND TO HOLD to the said grantee in fee simple, and to it's designee's, heirs and assigns forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves and for my (our) heirs, and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this the 31 day of August, 2004

\_\_\_\_\_(Seal)

Doris W. Bean (Seal)  
Doris W. Bean

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

✓ I, JAMES R. KRAMER, a Notary Public in and for said County, in said State, hereby certify that Doris W. Bean whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of August, 2004.

James R. Kramer  
Notary Public  
My commission expires: 11-21-05