This Instrument Was Prepared By:
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Send Tax Notice:
South Shelby Baptist Church, Inc.
PO Box 820
Calera, Al 35040

20050119000028360 Pg 1/1 21.00 Shelby Cnty Judge of Probate, AL 01/19/2005 08:55:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED** 

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Thousand and 00/100 Dollars (\$80,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Phoebe L. Sellers, a single person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto South Shelby Baptist Church, Inc., an Alabama Non-Profit Corporation, 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:

Lots 4 and 5, in Block 1, according to Dunstan's Map and survey of the Town of Calera, Alabama, recorded in Probate Office, Shelby County, Alabama.

Subject to following Seller's restrictions: Both parties agree that the existing house on subject property shall remain in a normal state of repair and shall not be intentionally degraded or torn down until such time as the loan is paid in full. Sellers agrees that the portion of the property adjacent to Highway 25 containing no structural building may be used for parking. However no asphalt or concrete can be applied to this property until the loan is paid in full.

Subject to all items of record.

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

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF PHOEBE L. SELLERS, IN THE SUM OF \$70,000.00.

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 300k day of 100 medium, 2004.

**GRANTOR** 

Phoebe L. Sellers

STATE OF (L.S.)

1.0

**ACKNOWLEDGMENT** 

name, *Phoebe L. Sellers*, 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 OFFICIAL SEAL OF OFFICE on this the 30 day of December 2004.

NOTARY PUBLIC

My Commission Expires: 7-6-09