

20061116000561210 1/7 \$30.00
Shelby Cnty Judge of Probate, AL
11/16/2006 11:46:58AM FILED/CERT

STATE OF ALABAMA)

Statutory Warranty Deed

SHELBY COUNTY)

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 14th day of November, 2006, by **Corinthian Lodge #462, Free and Accepted Masons of Alabama, a chartered subordinate lodge working under the Most Worshipful Grand Lodge of Free and Accepted Masons of the State of Alabama, a Section 501 (c)(10) organization** (the "**Grantor**"), to **The Young Men's Christian Association of Birmingham** (hereinafter referred to as the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00) and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama; to-wit:

Attached as Exhibit "A"

TOGETHER WITH an easement for ingress and egress on, over and across the property owned by Grantor and described on Exhibit "B" attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said parcels.

This conveyance is subject to the following:

1. Easement(s)/Right(s) of Way granted to Alabama Power Company for electric power and telephone lines as recorded in Deed Book 88, page 357.
2. Easement(s)/Right(s) of Way granted to Southern Natural Gas Company as recorded in Deed Book 195, page 398.
3. Easement(s)/Right(s) of Way granted American Telephone and Telegraph Company for communication lines and rights and incident thereto as recorded in Deed Book 213, page 992.
4. Easement(s)/Right(s) of Way granted to Shelby County for public road as recorded under Instrument Number 20030108000015860.
5. Riparian and other rights created by the fact that subject property lies adjacent to or is bounded by Buck Creek.
6. Rights of upper and lower riparian owners in and to the use of the Buck Creek and natural flow thereof.



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100% of the purchase price was obtained from a mortgage loan closed simultaneously herewith on which mortgage recording privilege tax is being paid.

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

The Grantor hereby covenants and agrees with the Grantee, its successors assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

The remainder of this page is intentionally left blank

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 14th day of November, 2006.

Corinthian Lodge #462, Free and Accepted Masons of Alabama, a chartered subordinate lodge working under the Most Worshipful Grand Lodge of Free and Accepted Masons of the State of Alabama, a Section 501 (c)(10) organization

By: [Signature]
Name: Douglas R. Gans
Its: Worshipful Master

By: [Signature]
Name: Gerald M. Mason
Its: Senior Warden

By: [Signature]
Name: David Tubbs
Its: Junior Warden

By: [Signature]
Name: Roy C. Smith, Jr.
Its: Immediate Past Master

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas R. Gans whose name as the Worshipful Master of **Corinthian Lodge #462, Free and Accepted Masons of Alabama, a chartered subordinate lodge working under the Most Worshipful Grand Lodge of Free and Accepted Masons of the State of Alabama, a Section 501 (c)(10) organization**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Worshipful Master and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand this 14th day of Nov, 2006.

[Signature]
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES MAY 17, 2010

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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald M. Mason whose name as the Senior Warden of **Corinthian Lodge #462, Free and Accepted Masons of Alabama, a chartered subordinate lodge working under the Most Worshipful Grand Lodge of Free and Accepted Masons of the State of Alabama, a Section 501 (c)(10) organization**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Senior Warden and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand this 12th day of Nov, 2006.

[Signature]
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES MAY 17, 2010

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Tubbs whose name as the Junior Warden of **Corinthian Lodge #462, Free and Accepted Masons of Alabama, a chartered subordinate lodge working under the Most Worshipful Grand Lodge of Free and Accepted Masons of the State of Alabama, a Section 501 (c)(10) organization**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Junior Warden and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand this 12th day of Nov, 2006.

[Signature]
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES MAY 17, 2010

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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy C. Smith, Jr. whose name as the Immediate Past Master of **Corinthian Lodge #462, Free and Accepted Masons of Alabama, a chartered subordinate lodge working under the Most Worshipful Grand Lodge of Free and Accepted Masons of the State of Alabama, a Section 501 (c)(10) organization**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Immediate Past Master and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand this 10th day of Nov, 2006.

[Signature]
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MAY 17, 2010

This Instrument Prepared By:
Steven A. Brickman, Esquire
SIROTE & PERMUTT, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
The Young Men's Christian Association of Birmingham
2101 Fourth Avenue North
Birmingham, Alabama 35203
Attention: James N. Lombard



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EXHIBIT "A"
(LEGAL DESCRIPTION)

Lot 1, according to the Survey of YMCA Subdivision as recorded in Map Book 37, page 115, in the Probate Office of Shelby County, Alabama.



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Exhibit "B"

Commence at a ½ inch capped rebar set at the NW corner of said SW ¼ of Section 11; thence run South 89 degrees 59 minutes 46 seconds East and along the North boundary of said ¼ section 688.44 feet; thence run South 46 degrees 38 minutes 11 seconds east 1002.77 feet; thence run South 7 degrees 54 minutes 34 seconds West 563.74 feet; thence run South 64 degrees, 27 minutes 59 seconds West 54.72 feet to the POINT OF BEGINNING; thence run southwestwardly along a curve to the left, said curve having a radius of 50 feet, a chord distance of 30.71 feet to a PK Nail set; thence run North 88 degrees 55 minutes 19 seconds West 203.40 feet to a chiseled mark in a concrete curb; thence run North 33 degrees 45 minutes 56 seconds West 36.55 feet; thence run South 89 degrees 10 minutes 38 seconds East 230.83 feet to the POINT OF BEGINNING.