

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice To: Everdale Missionary
(Address) Baptist Church
P.O. Box 216
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$8,500.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **DORIS JEAN COCKRELL**, a married woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **EVERDALE MISSIONARY BAPTIST CHURCH, an Unincorporated Church**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

REFERENCE IS HEREBY MADE TO THE TWO DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBITS "B" AND "C", RESPECTIVELY, SAME OF WHICH ARE FULLY INCORPORATED HERewith.

SUBJECT TO:

- Taxes for 2007 and subsequent years.**
- Permits, easements and rights of way of record.**

PURCHASE MONEY FIRST MORTGAGE ENTERED ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK & TRUST COMPANY, IN THE SUM OF \$150,000.00.

THE REAL ESTATE HEREINABOVE DESCRIBED, DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, its, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their 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 stated 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

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warrant and defend the same to the said grantee, his, her, its, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 29th day of May, 2007.

Doris Jean Cockrell
DORIS JEAN COCKRELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DORIS JEAN COCKRELL**, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2007.

[Signature]
Notary Public
My commission expires: 8/13/09

EXHIBIT "A"

Commence at the Southwest corner of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 87 degrees 49 minutes 36 seconds East along the South line of said Section 16 a distance of 2,253.63 feet to a point; thence run North 26 degrees 17 minutes 05 seconds East a distance of 826.81 feet to a set rebar corner and the point of beginning of the property being described; thence run South 65 degrees 23 minutes 47 seconds West a distance of 152.07 feet to a set rebar corner; thence run North 30 degrees 31 minutes 35 seconds West a distance of 97.91 feet to a set rebar corner; thence run South 65 degrees 23 minutes 47 seconds West a distance of 70.00 feet to a set rebar corner on the easterly margin of Shelby County Highway Number 15; a public roadway; thence run North 31 degrees 40 minutes 45 seconds West along said margin of said highway a distance of 25.00 feet to a found rebar corner; thence run North 55 degrees 30 minutes 14 seconds East a distance of 167.33 feet to a found rebar corner; thence run North 61 degrees 06 minutes 26 seconds West a distance of 66.08 feet to a found rebar corner; thence run South 26 degrees 15 minutes 49 seconds East a distance of 155.95 feet to the point of beginning. According to the survey of S.M. Allen, dated April 9, 2007. Situated in Shelby County, Alabama.

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COUNTY OF SHELBY)


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EXHIBIT B

DISINTERESTED PARTY AFFIDAVIT

COMES NOW **John Moore, Sr.**, hereinafter designated as "Affiant", and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

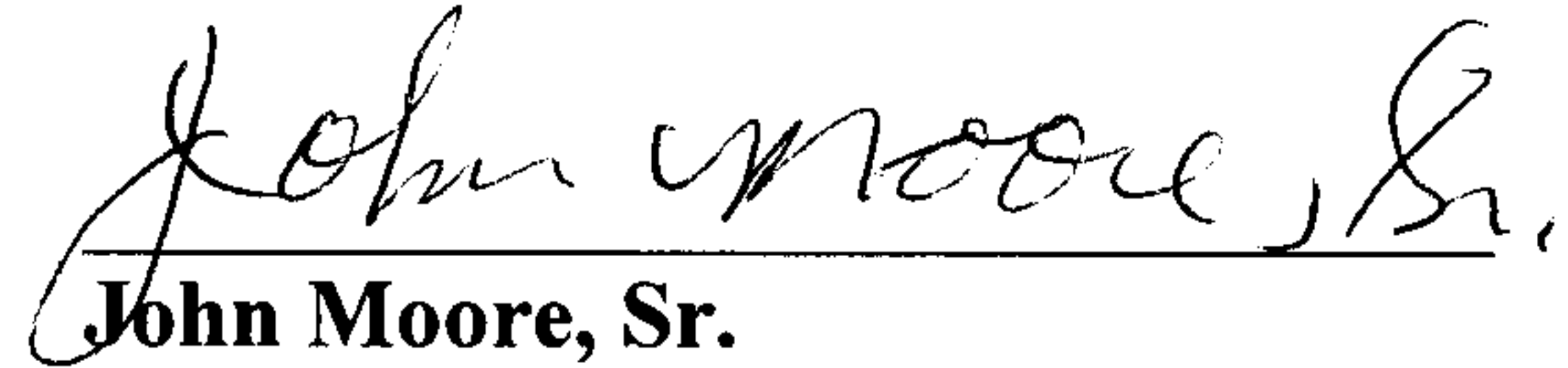
1. Affiant resides at 321 Waller Street, Montevallo, Alabama 35115, is over the age of 64 years, has personal knowledge of the facts stated herein, and is competent to execute this affidavit.
2. On November 30, 1978, Sam Scott died while seized of certain property situated in Shelby County, Alabama, more particularly described as follows:

Measure a distance from a stake from the Mayweather line a distance of 734 feet running North on the Dogwood road to a stake on the North bank of the main ditch, beginning at the above said stake running in a North East direction 175 feet; North West 270 feet, Southwest 175 feet, thence South East to the point of beginning 270 feet, off of the Fractional part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 16 Township 22 Range 3 West.

3. Prior to his decease, Sam Scott was married to Lula Scott, and said marriage produced three (3) children, who were named Walter Scott, Edmond Scott and Sammie S. Daniels.
4. Walter Scott died in 1973, and never had any natural or adopted children.
5. Edmond Scott died in 1973, leaving one (1) child to survive him, namely, Phyllis Scott, who resides in Birmingham, Alabama. Edmond Scott had two or three children who predeceased him, and whose names are unknown to the Affiant.
6. Lula Scott (Sam Scott's wife) died intestate in 1928, and Sam Scott remarried twice thereafter; first to Janie Scott, and secondly to Pearl Scott, and neither marriage produced any children.
7. Sammie S. Daniels, an unmarried woman, is the sole surviving child of Sam Scott and Lula Scott. The marriage of Sammie S. Daniels produced seven (7) children (one son and six daughters), whose names are Lawrence Daniels, Beverly Daniels, Carolyn Nelson, Adrienne Thomas, Alpha Daniels, Rosni Ford and Doris Jean Cockrell.
8. Lawrence Daniels died in 2005, leaving one (1) child to survive him, whose name is Tamika Daniels, and who resides in Tuscaloosa, Alabama.
9. All six (6) of the daughters of Sammie S. Daniels are still living.
10. On or about August 19, 1994, Sammie S. Daniels, pursuant to Quitclaim Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1994-26106, conveyed the above-described real property to Doris Jean Cockrell.

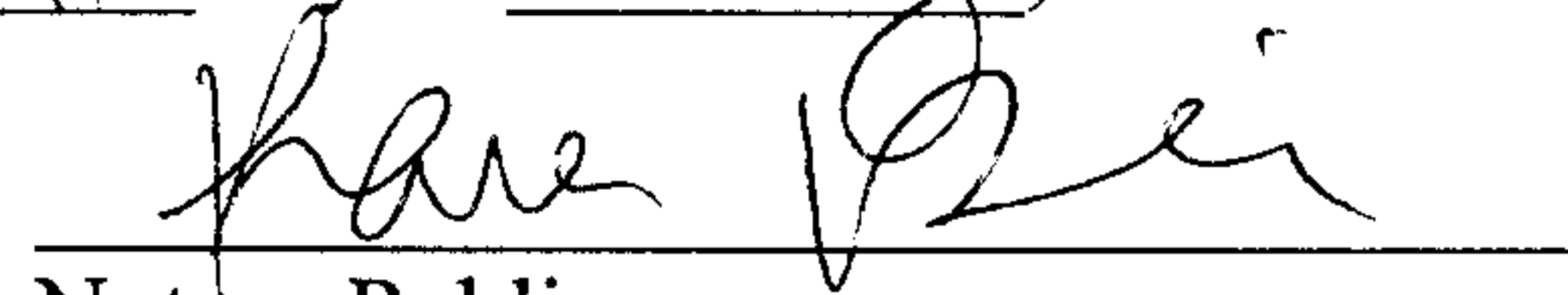
11. On or about June 9, 1995, Doris Jean Cockrell conveyed a portion of the above-described real property to Everdale Baptist Church, pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1995-17726. Said conveyance was insured by First American Title Insurance Company, by and through its agent, Cahaba Title, Inc., without exceptions relating to heirs. Said church has not experienced any problems with its state of title to said premises.
12. Since August 19, 1994, Doris Jean Cockrell has paid all property taxes which have accrued to said real property, inclusive of the property described within **Exhibit "A"** attached hereto and incorporated herewith.
13. Since August 19, 1994, no other person or entity has used or possessed the real property described within Exhibit "A", except that Doris Jean Cockrell has allowed Everdale Missionary Baptist Church (the proposed Purchaser of the premises) to use a small portion of the property, by permission, for driveway ingress and egress.

Furthermore, the Affiant saith naught.


John Moore, Sr.
Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 21st day of May, 2007.


Notary Public
My commission expires: 2/17/10

STATE OF ALABAMA)
COUNTY OF SHELBY)


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EXHIBIT C

DISINTERESTED PARTY AFFIDAVIT

COMES NOW **Eunice Haggins**, hereinafter designated as "Affiant", and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

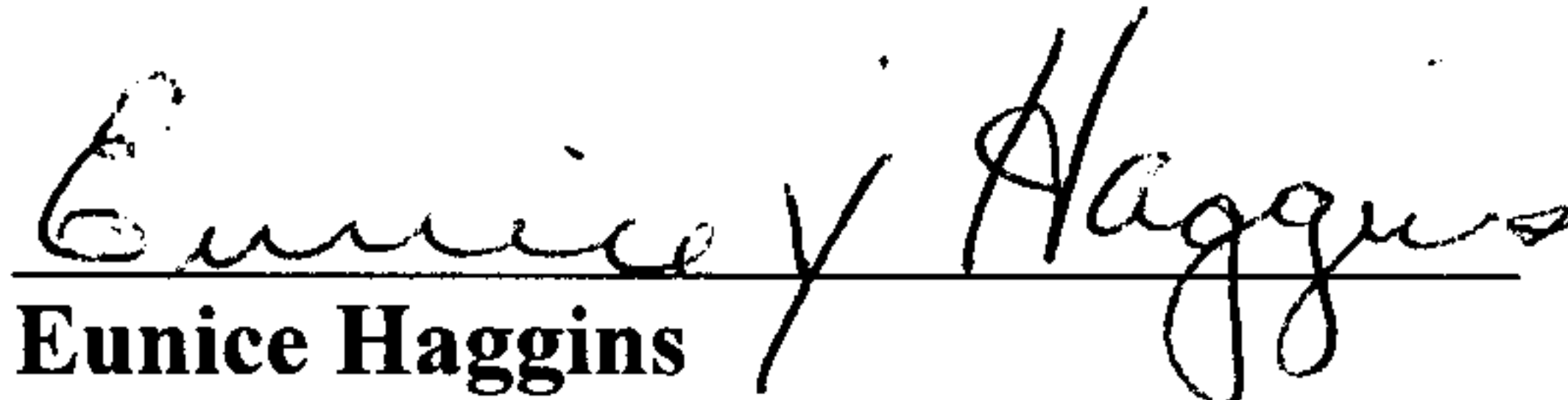
1. Affiant resides at 181 Highway 17, Montevallo, Alabama 35115, is over the age of 73 years, has personal knowledge of the facts stated herein, and is competent to execute this affidavit.
2. On November 30, 1978, Sam Scott died while seized of certain property situated in Shelby County, Alabama, more particularly described as follows:

Measure a distance from a stake from the Mayweather line a distance of 734 feet running North on the Dogwood road to a stake on the North bank of the main ditch, beginning at the above said stake running in a North East direction 175 feet; North West 270 feet, Southwest 175 feet, thence South East to the point of beginning 270 feet, off of the Fractional part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 16 Township 22 Range 3 West.

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6. Lula Scott (Sam Scott's wife) died intestate in 1928, and Sam Scott remarried twice thereafter; first to Janie Scott, and secondly to Pearl Scott, and neither marriage produced any children.
7. Sammie S. Daniels, an unmarried woman, is the sole surviving child of Sam Scott and Lula Scott. The marriage of Sammie S. Daniels produced seven (7) children (one son and six daughters), whose names are Lawrence Daniels, Beverly Daniels, Carolyn Nelson, Adrienne Thomas, Alpha Daniels, Rosni Ford and Doris Jean Cockrell.
8. Lawrence Daniels died in 2005, leaving one (1) child to survive him, whose name is Tamika Daniels, and who resides in Tuscaloosa, Alabama.
9. All six (6) of the daughters of Sammie S. Daniels are still living.
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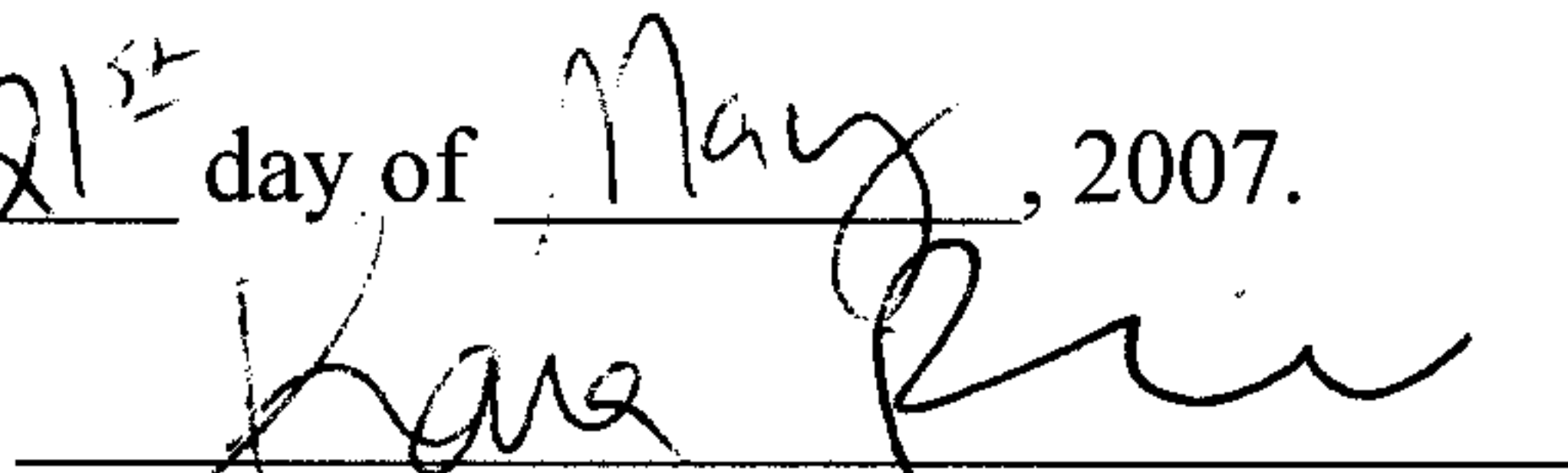
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13. Since August 19, 1994, no other person or entity has used or possessed the real property described within Exhibit "A", except that Doris Jean Cockrell has allowed Everdale Missionary Baptist Church (the proposed Purchaser of the premises) to use a small portion of the property, by permission, for driveway ingress and egress.

Furthermore, the Affiant saith naught.


Eunice Haggins
Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 21st day of May, 2007.


Notary Public
My commission expires: 2/17/10