


CORPORATION WARRANTY DEED


20080924000377940 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
09/24/2008 01:24:54PM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN THOUSAND DOLLARS & 00/100----(\$10,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **THE BOLD SPRINGS PRESBYTERIAN CHURCH, INC.**, a corporation, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **THE BOLD SPRINGS CEMETARY, INC.**, a corporation referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A & B" FOR LEGAL DESCRIPTION.

NO TITLE INSURANCE WAS PURCHASED. THEREFORE, MOSELEY & ASSOCIATES, P.C., MAKES NO REPRESENTATIONS AS TO THE MARKETABILITY OF TITLE.

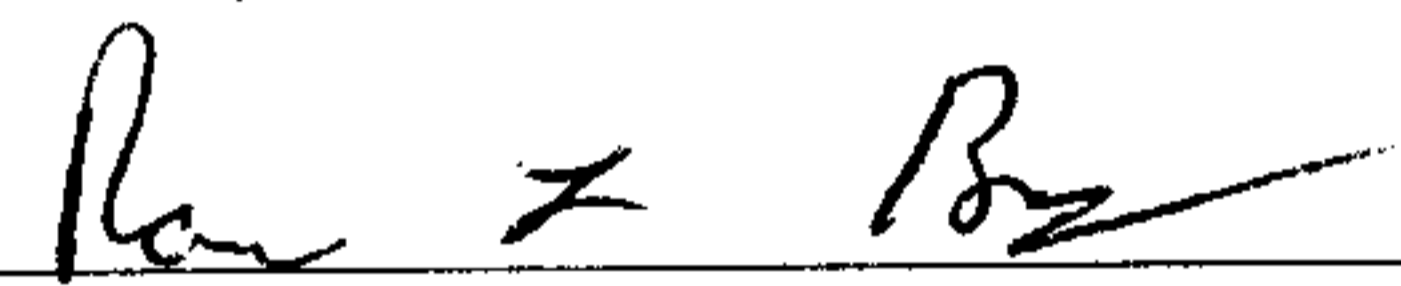
SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2008, are a lien, are due and payable but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 23rd day of September, 2008.

THE BOLD SPRINGS PRESBYTERIAN CHURCH, INC.

BY: 
RANDY L. DAVIS, CHAIRMAN OF THE BOARD/VICE-PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that RANDY L. DAVIS, whose name as CHAIRMAN OF THE BOARD/VICE-PRESIDENT, of THE BOLD SPRINGS PRESBYTERIAN CHURCH, INC. a corporation is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd of September, 2008.



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10

EXHIBIT "A"



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LEGAL DESCRIPTION
PARCEL B-1

Part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows;

Begin at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama and run South along the East line of same 312.13 feet to a point on the Northwesterly Right of Way of Alabama Highway No. 119; thence an interior angle of 144°26'11" and run to the right in a Southwesterly direction along said Right of Way 613.95 feet to an point of offset in said Right of Way; thence an interior angle of 90°00'00" and run to the right in a Northwesterly direction 10.00 feet to a point on offset of Right of Way; thence an interior angle of 270°00'00" and run to the left in a Southwesterly direction along said Right of Way 37.94 feet to a point being the Southeasterly corner of herein described parcel; thence an interior angle of 88°59'14" and run to the right in a Northwesterly direction along a common line with Parcel A-1, a distance of 710.45 feet to the Northwesterly corner of said Parcel A-1; thence the following calls along a common line with the Birmingham Water Works Board property, an interior angle of 196°56'47" and run to the left in a Northwesterly direction 192.98 feet; thence an interior angle of 89°59'44" and run to the right in a Northeasterly direction 205.00 feet; thence an interior angle of 146°22'44" and run to the right in a Northeasterly direction 71.07 feet; thence an interior angle of 126°14'54" and run to the right in a Southeasterly direction 152.67 feet; thence an interior angle of 266°45'43" and run to the left in a Northeasterly direction 156.77 feet to a point on the North line of said Northwest 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama; thence an interior angle of 111°06'39" and run to the right in an Easterly direction along said North line of 1/4 - 1/4 section 811.60 feet to the Point of Beginning. Contains 13.6936 acres, more or less.

EXHIBIT "B"



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LEGAL DESCRIPTION
30 FOOT INGRESS / EGRESS EASEMENT

Part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows;

A 30 foot Easement for Ingress and Egress, to provide legal access to Parcel B-1 and located entirely on Parcel A-1, as shown hereon. Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama and run in a Southerly direction along the East line of same 312.13 feet to a point on the Northwesterly Right of Way of Alabama Highway No. 119; thence a deflection right of 35°33'49" and run in a Southwesterly direction along said Right of Way 613.95 feet to a point of offset in said Right of Way; thence a deflection angle right of 90°00'00" and run in a Northwesterly direction 10.00 feet to a point on said offset of Right of Way; thence a deflection angle left of 90°00'00" and continue in a Southwesterly direction along said Right of Way 400.00 feet to a point of offset of said Right of Way; thence a deflection angle right of 90°00'00" and and run in a Northwesterly direction 10.00 feet to a point on said offset of Right of Way; thence a deflection angle left of 90°00'00" and continue in a Southwesterly direction along said Right of Way 108.07 to the Point of Beginning of herein described 30 Foot Easement for Ingress / Egress Easement, said easement lying 15.00 feet each side of the following described centerline; Thence a deflection angle of 90°00'00" and run in a Northwesterly direction 49.98 feet; thence a deflection angle right of 13°57'47" and run in a Northwesterly direction 26.56 feet; thence a deflection angle right of 11°43'47" and run in a Northwesterly direction 20.85 feet; thence a deflection angle right of 13°43'34" and run in a Northwesterly direction 45.29 feet; thence a deflection angle right of 03°45'01" and run in a Northwesterly direction 60.54 feet; thence a deflection angle left of 03°03'57" and run in a Northwesterly direction 58.22 feet; thence a deflection left of 01°08'21" and run in a Northwesterly direction 47.08 feet; thence a deflection angle right of 01°51'00" and run in a Northwesterly direction 58.40 feet; thence a deflection angle right of 06°43'23" and run in a Northwesterly direction 46.24 feet; thence a deflection angle right of 09°20'44" and run in a Northerly direction 54.64 feet; thence a deflection angle right of 12°40'08" and run in a Northeasterly direction 77.09 feet; thence a deflection angle right of 24°33'24" and run in a Northeasterly direction 81.90 feet; thence a deflection angle right of 26°16'24" and run in a Northeasterly direction 59.98 feet to a point on the Northeasterly line of Parcel A-1, also being the Southwesterly line of Parcel B-1 and the End of herein described centerline of 30 Foot Ingress / Egress Easement.