

This Instrument Was Prepared by:  
Matthew Q. Tompkins  
Rosen Harwood, P.A.  
2117 Jack Warner Parkway  
Tuscaloosa, Alabama 35401

\*\*\*THE VALUE OF THIS REAL ESTATE IS  
\$506,000.\*\*\*

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, Presbytery of Sheppards & Lapsley, Incorporated (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, Living River - A Retreat at the Cahaba, Inc. (hereinafter referred to as Grantee), together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET OUT FULLY AT THIS POINT.

This conveyance is hereby made subject to the following:

1. All restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama;
2. The property conveyed hereby shall be used only for the purposes set out in THE MISSION STATEMENT, THE PATH TO THE MASTER PLAN wherein it provides that as stewards of God's creation in central Alabama, the mission of Grantee shall be to:
  - a. Fulfill the philosophy and goals for camping, conferences and retreats for the Presbytery of Sheppards & Lapsley adopted April 19, 1990.
  - b. Provide a place and develop a program for environmental education.
  - c. Provide the facility for hosting both church related and non church related groups. These groups will come to the facility for retreats, team building, education and/or other for recreational activities.
  - d. Develop a program of workshops, seminars and retreats which highlight the resources and uniqueness of the property and the commitment to environmental stewardship.
3. The conveyance shall further be restricted to provide that:
  - a. If the assets and real property cease being used for the purposes as outlined above then the assets including real property shall revert to Grantor.
  - b. The Grantee's use and ownership of the property hereby conveyed shall be unrestricted and the Grantee shall have full rights to use and enjoy the property so long as such use and enjoyment shall be for the purpose of accomplishing its mission as set out hereinabove, including but not limited to the right to mortgage the property.
  - c. Grantee shall not have the right to convey a fee simple interest in the property without prior approval of the Grantor, any transfer of fee simply title from Grantee to any other individual or entity without the prior written approval of Grantor is prohibited and attempt to covey without prior approval of Grantor shall be void and of no effect.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor its successors and assigns, covenants with Grantee, and with Grantor successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor successors and assigns shall, warrant and defend the



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Shelby Cnty Judge of Probate, AL  
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same to said Grantee, and Grantee successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 27<sup>th</sup>  
day of August, 2009

Presbytery of Sheppards & Lapsley,  
Incorporated

  
By: Executive Presbyter

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tom Evans whose name as Executive Presbyter of Presbytery of Sheppards & Lapsley, Incorporated, 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 Instrument, voluntarily signed his name, as such officer and with full authority, for and as an act of said incorporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27<sup>th</sup> day of  
August, 2009

  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 1, 2010  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

i:\matt\clients\living river - a retreat on the cahaba\deeds\shelby county deed-2-6-09 mqt revisions.docx

Deed Tax : \$506.00



**Exhibit "A"**

That part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying South and West of the Cahaba River and that part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying North and West of the Cahaba River, Section 25, Township 21 South, Range 5 West; being situated in Shelby County, Alabama.

That part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying South of the Cahaba River, and that part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North and West of the Cahaba River, Section 26, Township 21 South, Range 5 West; being situated in Shelby County, Alabama.

That part of the East  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 35, Township 21 South, Range 5 West lying West and South of the Cahaba River; being situated in Shelby County, Alabama.

A parcel of land in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 21 South, Range 5 West, lying South of the Cahaba River and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 36; thence South 89 deg. 40 min. 06 sec. East along the South line of said sixteenth section, a distance of 115.74 feet to a point on the South edge of the Cahaba River, and the point of beginning; thence North 67 deg. 29 min. 32 sec. East along the South edge of the Cahaba River, a distance of 103.49 feet to a point; thence North 75 deg. 34 min. 51 sec. East along the South edge of the Cahaba River, a distance of 178.89 feet, to a point; thence North 84 deg. 19 min. 29 sec. East along the South edge of the Cahaba River, a distance of 597.45 feet to a point; thence South 82 deg. 26 min. 52 sec. East along the South edge of the Cahaba River, a distance of 343.09 feet to a point on the East line of said sixteenth section; thence South 00 deg. 31 min. 27 sec. West along the East line of said sixteenth section, a distance of 105.11 feet to the Southeast corner of said sixteenth section; thence North 89 deg. 40 min. 06 sec. West along the South line of said sixteenth section, a distance of 1202.55 feet to the point of beginning; being situated in Shelby County, Alabama.