

This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To:

Union Baptist Church, Inc. of  
Columbiana, Alabama, a corporation  
1910 Hwy 47  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Five Thousand Three Hundred Seventy dollars and Zero cents (\$25,370.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Pauline Mixon, a ~~Single~~ woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Union Baptist Church, Inc. of Columbiana, Alabama, a corporation (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$330,101.86 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her 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 GRANTEES, 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 noted 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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19<sup>th</sup> day of February, 2010.

_____ (SEAL)	<u>Pauline Mixon</u> (SEAL) Pauline Mixon
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

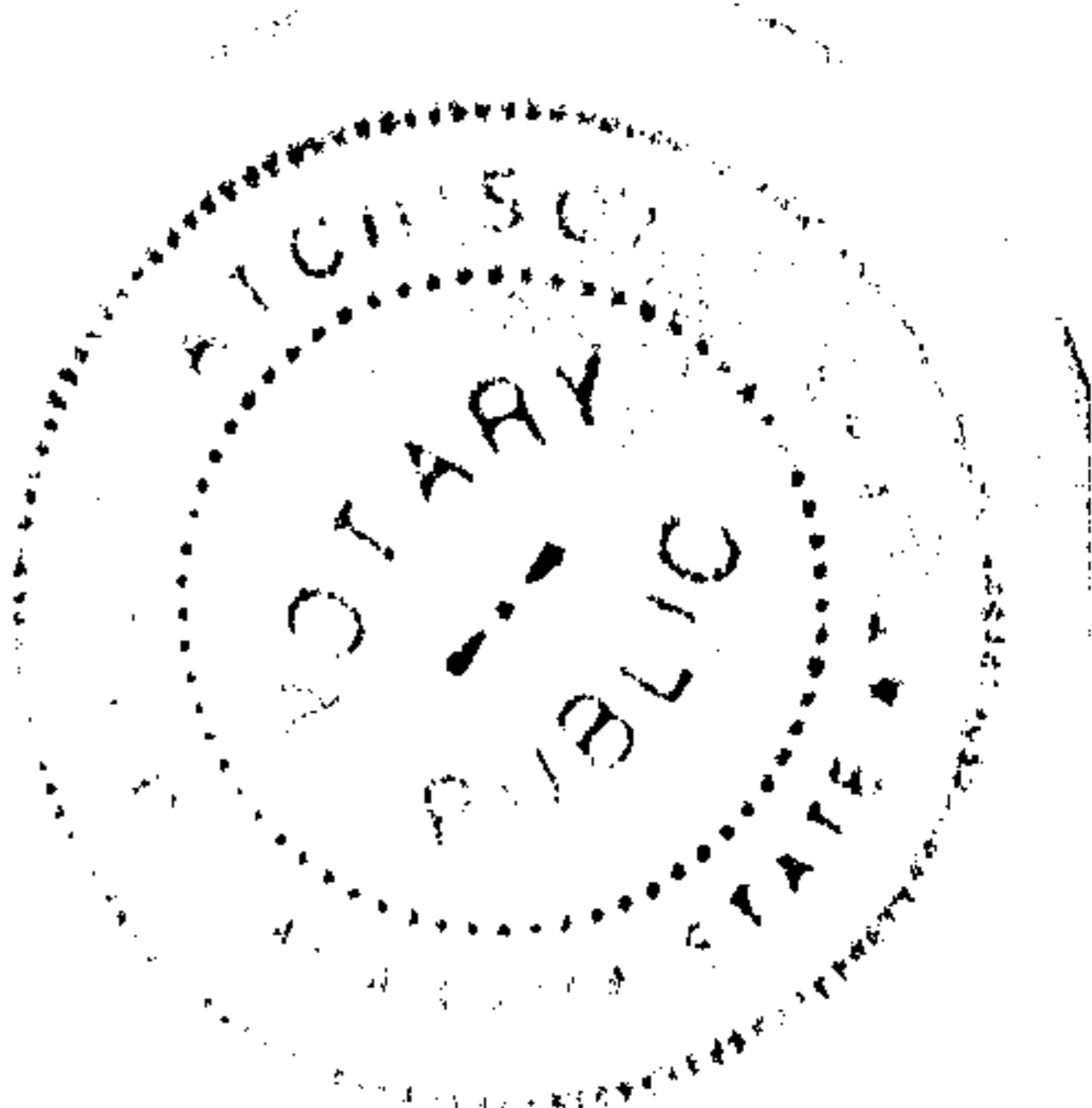
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Pauline Mixon whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of February, 2010.

My Commission Expires: 10-16-12


[Signature]  
Notary Public

20100224000055910 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/24/2010 02:24:19 PM FILED/CERT



**EXHIBIT A**  
LEGAL DESCRIPTION

Lot in NW 1/4 of SE 1/4 Section 1, Township 22, Range 1 West;  
Begin 228 feet West of NE corner of NW 1/4 of SE 1/4 Section 1 and run  
South 85 degrees West 893 feet to East right of way line of L & N RR;  
thence South 5 degrees West 98.0 feet; thence South 9 degrees 30 minutes  
West 169.0 feet; thence North 85 degrees East 929.6 feet; thence North 2  
degrees 30 minutes West 253.5 feet to beginning. Situated in Shelby  
County, Alabama.

  
20100224000055910 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/24/2010 02:24:19 PM FILED/CERT