

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

Send Tax Notice to:  
YMCA of Birmingham  
2101 Fourth Avenue North  
Birmingham, Alabama 35203  
Attn: Jim Lombard

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **KEVIN GRAY**, a married man and resident of the state of Alabama (hereafter referred to as the "Grantor"), in hand paid by **YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, an Alabama nonprofit corporation (hereafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and 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 premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2010 and subsequent years which are not yet due and payable.
2. Any mining or mineral rights leased, granted or retained by current or prior owners.

**TO HAVE AND TO HOLD** to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

**AND THE GRANTOR DOES**, for itself, its successors and assigns, covenant and agree with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, its successors and assigns, will warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

The property herein conveyed is NOT the homestead of the Grantor or his spouse.

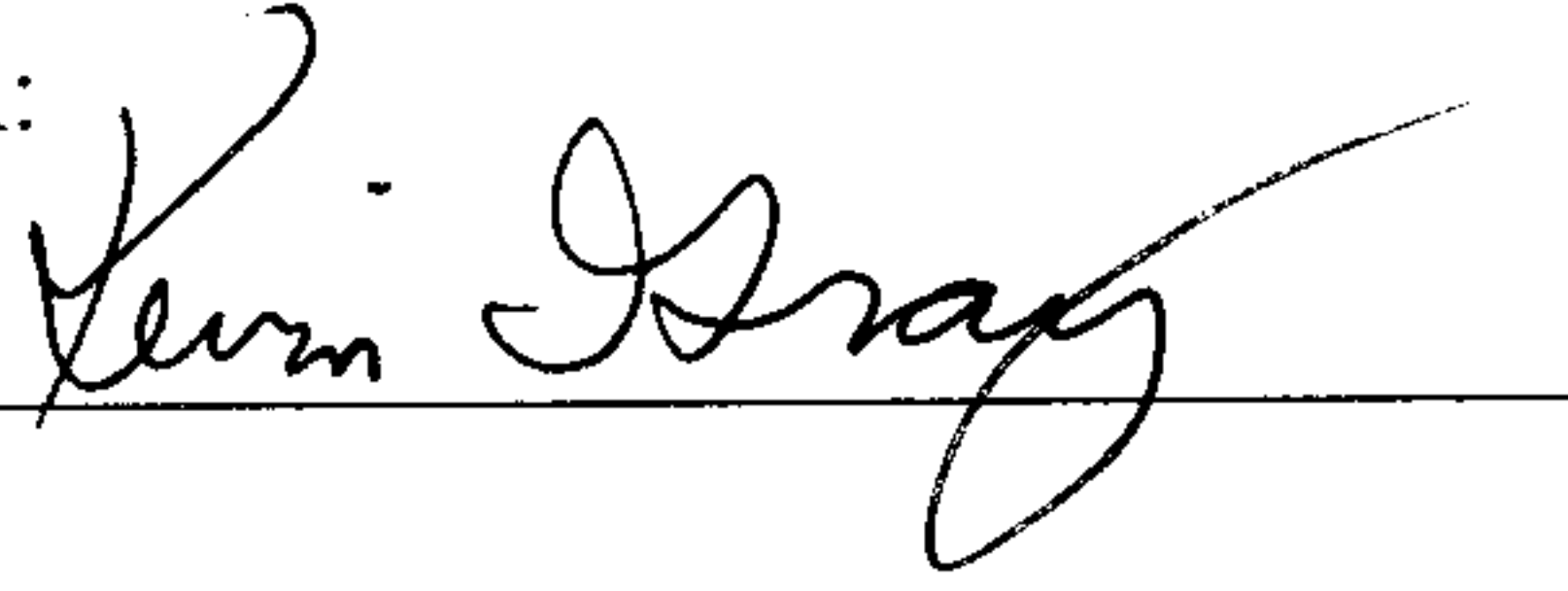


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Shelby Cnty Judge of Probate, AL  
10/01/2010 02:09:30 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this the 30th day of September, 2010.

GRANTOR:

Kevin Gray

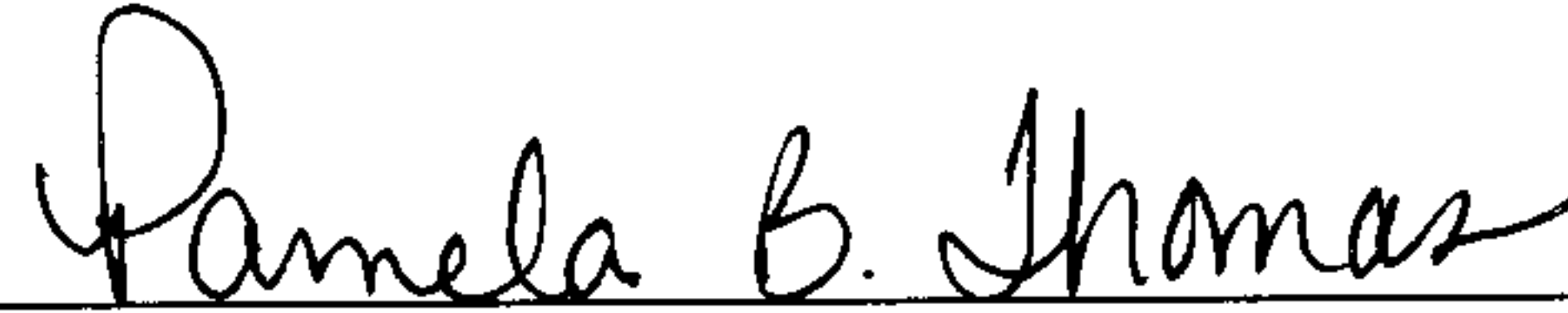


STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kevin Gray, 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, he, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2010.

(SEAL)



Notary Public

My Commission Expires: \_\_\_\_\_ ~~MY COMMISSION EXPIRES JUNE 15, 2013~~

This Instrument Prepared By:  
Crystal H. Holmes  
SIROTE & PERMUTT, P.C.  
P.O. Box 55727  
Birmingham, Alabama 35255-5727



EXHIBIT "A"  
DESCRIPTION OF REAL ESTATE

SHELBY COUNTY, ALABAMA

A parcel of land situated in the Southwest quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 11; thence run South 88 degrees 46 minutes 23 seconds East along the South line of said Section for a distance of 1312.15 feet; thence leaving said South line, run North 25 degrees 28 minutes 38 seconds East for a distance of 1267.80 feet; thence run North 65 degrees 10 minutes 06 seconds West for a distance of 556.93 feet; thence run North 87 degrees 52 minutes 13 seconds West for a distance of 50.00 feet to the POINT OF BEGINNING, said point also being on a cul-de-sac right of way of Plaza Circle (50' right of way) and a point on a curve turning to the left, said curve having a radius of 50.00 feet, a delta angle of 115 degrees 29 minutes 15 seconds, a chord bearing of South 55 degrees 36 minutes 40 seconds East for a chord distance of 84.57 feet; thence run along arc of said curve and along said right of way for a distance of 100.78 feet to the point of commencement of a reverse curve to the right, said curve having a radius of 25.00 feet, a delta angle of 14 degrees 01 minutes 09 seconds, a chord bearing of North 73 degrees 39 minutes 17 seconds East for a chord distance of 6.10 feet; thence run along arc of said curve and along said right of way for a distance of 6.12 feet; thence leaving said right of way, run South 25 degrees 29 minutes 05 seconds West for a distance of 338.27 feet to a point on the Northeasterly line of an Alabama Gas Company right of way; thence run North 32 degrees 37 minutes 25 seconds West along said Alabama Gas Company right of way for a distance of 321.27 feet; thence run North 28 degrees 13 minutes 23 seconds West along said Alabama Gas Company right of way for a distance of 103.28 feet; thence leaving said Alabama Gas Company right of way, run North 61 degrees 36 minutes 38 seconds East for a distance of 1.32 feet; thence run South 87 degrees 52 minutes 13 seconds East for a distance of 290.99 feet to the POINT OF BEGINNING. Said parcel contains 66,332 square feet or 1.52 acres more or less.

Also, a non-exclusive easement for ingress and egress over, across, to and from the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119, as shown on the survey by S.M. Allen dated 03/14/00 and 02/25/00 of Parcel 4.