

SEND TAX NOTICE TO:

Carol J. Clemens

2041 Brae Trail  
Birmingham, Al. 35242

This instrument was prepared by

A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

\$200,000  
1/10

That in consideration of \$1.00 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, **Carol J. Clemens** and spouse, **Peter J. Clemens, III**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Oak Mountain Presbyterian Church**, an Alabama nonprofit corporation, (herein referred to as grantee, whether one or more), a twenty-five percent (25%) undivided interest in the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land situated part in the SE-1/4 of Section 14, part in the NE-1/4 of Section 23, and part in the NW-1/4 of Section 24, all in Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Section 23 and go South 02° 06' 38" West along the East boundary of said Section, 547.72 feet to a point on the tangent of Highway 119; thence North 15° 24' 33" East for 160.60 feet to a point on a curve on the Westerly boundary of said Highway and the point of beginning; thence North 48° 37' 42" West for 1431.02 feet to the center of Bishop Creek; thence nine courses along said center of creek as follows: go South 67° 24' West for 50.76 feet; thence South 86° 42' 09" West for 73.46 feet; thence South 31° 26' 52" West for 60.48 feet; thence South 83° 56' 36" West for 123.29 feet; thence South 52° 33' West for 74.37 feet; thence South 37° 25' 20" West for 123.56 feet; thence South 82° 28' 41" West for 73.96 feet; thence South 45° 15' 26" West for 195.80 feet; thence South 72° 21' 35" West for 33.78 feet; thence South 45° 01" East for 1643.84 feet to a point on the curve on the Westerly boundary of 119, said curve having a central angle of 12° 53' 26" and a radius of 3687.06 feet; thence Northeasterly along said curve 829.52 feet to the point of beginning.

Subject easements, encumbrances and other matters of record.

This is not the homestead of the Grantor.

NO TITLE OPINION GIVEN.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of February, 2012.

Carol J. Clemens  
Carol J. Clemens

Peter J. Clemens, III  
Peter J. Clemens, III

STATE OF ALABAMA )  
SHELBY COUNTY )

20120229000070630 2/2 \$215.00  
Shelby Cnty Judge of Probate, AL  
02/29/2012 10:43:31 AM FILED/CERT

### General Acknowledgment

I, Pamela M. Moman, a Notary Public in and for said County, in said State, hereby certify that Carol J. Clemens and Peter J. Clemens, III, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of February, 2012.



Pamela M. Moman

Notary Public

My Commission Expires: 12-14-2012