

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Evangel School Foundation, LLC
P. O. Box 602
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Twenty-Seven Thousand Three Hundred Forty and No/100 Dollars (\$327,340.00) and the assumption of the mortgage described below, to the undersigned grantor, Montevallo Properties, LLC, an Alabama limited liability company, in hand paid by Evangel School Foundation, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said Montevallo Properties, LLC, an Alabama limited liability company (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Evangel School Foundation, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I:

Begin at the Northeast corner of the Northeast 1/4 of Section 35, Township 21 South, Range 3 West, thence run S 03° 29' 03" W for a distance of 310.00 feet; thence run N 90° 00' 00" W for a distance of 1,609.53 feet; thence run N 12° 29' 42" E for a distance of 537.29 feet; thence run S 81° 54' 09" E for a distance of 1,527.36 feet to a point of beginning. Situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

Parcel II:


Commence at the Northeast corner of the Northeast 1/4 of Section 35, Township 21 South, Range 3 West, thence run South 03° 29' 03" West for a distance of 310.00 feet; thence run South 90° 00' 00" West for a distance of 2,026.78 feet to a point of beginning; thence run South 16° 36' 34" West for a distance of 52.18 feet; thence run North 90° 00' 00" East for a distance of 358.97 feet to a point on a curve having a radius of 200.00 feet and a chord direction of North 83° 43' 45" East; thence run along said curve for a distance of 43.69 feet; thence run North 12° 29' 42" East for a distance of 52.18 feet to a point on a curve having a radius of 150.00 feet and a chord direction of North 79° 04' 19" East; thence run along said curve for a distance of 56.87 feet; thence run South 90° 00' 00" West for a distance of 416.25 feet to a point of beginning. Being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Instrument #20050630000325130 in the Probate Office of Shelby County, Alabama; (3) Less and except any portion of subject property lying within a road right of way; (4) Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (5) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20080401000129930 and Instrument 2009000025900 in the Probate Office of Shelby County, Alabama.

Grantee herein assumes and agrees to pay that certain indebtedness to Renasant Bank secured by that certain Mortgage dated 8/28/07 from Montevallo Properties, LLC to Renasant Bank, recorded in Instrument 20070830000408940 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.


20120702000232650 1/2 \$342.50
Shelby Cnty Judge of Probate, AL
07/02/2012 03:15:32 PM FILED/CERT

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of June, 2012.

WITNESSES:

A. Marshall

**MONTEVALLO PROPERTIES, LLC, an
Alabama limited liability company**

By: _____

Fred Richards

As its Managing Member/Sole Member


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Richards, whose name as Managing Member/Sole Member of Montevallo Properties, LLC, an Alabama limited liability company, 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, as such Managing Member/Sole Member of Montevallo Properties, LLC, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 29th day of June, 2012.

Anne P. Marshall
Notary Public

My Commission Expires: 3/7/2015


20120702000232650 2/2 \$342.50
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 07/02/2012
State of Alabama
Deed Tax: \$327.50