

*This instrument was prepared by
and when recorded return to:*
Claude M. Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

Send Tax Notice To:
Church of the Highlands, Inc.
4700 Highlands Way
Birmingham, AL 35210
Attn: Ronnie Bennett

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

DEED BY PERSONAL REPRESENTATIVE

THIS DEED BY PERSONAL REPRESENTATIVE executed and delivered this 21st day of January, 2016, by **CHRISTOPHER GRIFFIN, PERSONAL REPRESENTATIVE OF EDDIE RANDALL GRIFFIN, DECEASED** (the “Grantor”), to **CHURCH OF THE HIGHLANDS, INC.**, an Alabama Non-Profit corporation (the “Grantee”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Thirty Thousand and no/100 Dollars (\$230,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the “**Property**”):

See Exhibit “A” hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This Deed is being executed and delivered by the Grantor to the Grantee pursuant to that certain Order Approving Private Sale, Shelby County Probate Court, Case No. PR-2013-000228, on December 7, 2015.

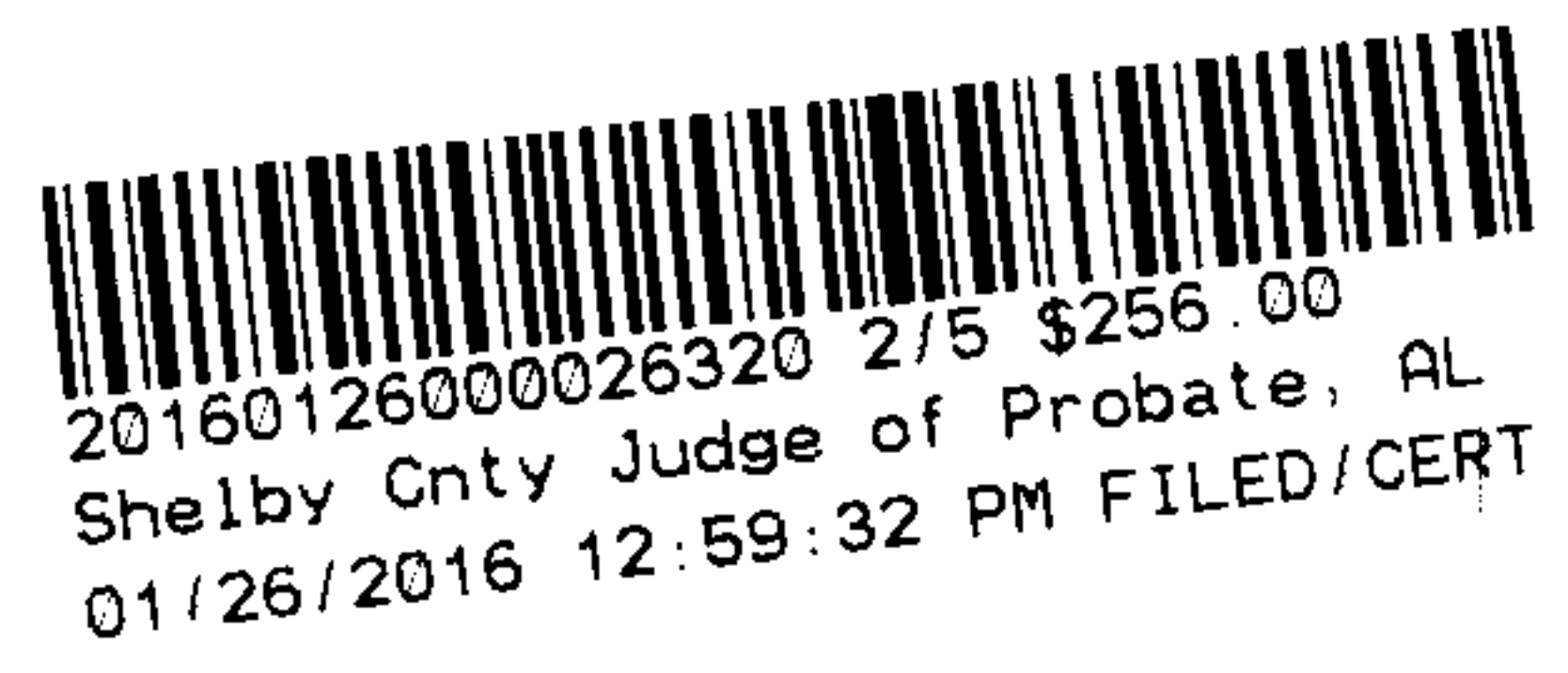
This conveyance is subject to those matters set forth on Exhibit “B” attached hereto.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Shelby County, AL 01/26/2016
State of Alabama
Deed Tax: \$230.00

Deed by Personal Representative
Page 1



Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Christopher Griffin, Personal
Representative of
Estate of Eddie Randall Griffin
6008 Ridge Trail
Birmingham, AL 35242

Grantee's Name and Mailing Address:

Church of the Highlands, Inc.
4700 Highlands Way
Birmingham, AL 35210
Attn: Ronnie Bennett

Property Address: Parcel 2B, Lee Branch Corporate Center
Parcel ID No.: 03 9 29 0 001 005.017

Purchase Price: \$230,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

**Estate of Eddie Randall Griffin, Deceased, Shelby
County Probate Court Case No. PR-2013-000228**

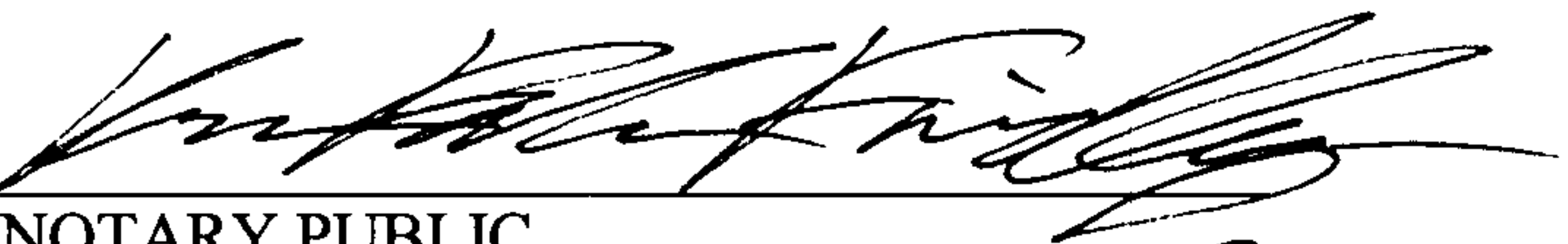
By: 
Name: Christopher Griffin
Title: Personal Representative

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER GRIFFIN, as the PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE RANDALL GRIFFIN, DECEASED, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate, the same that bears date.

Given under my hand and official seal this the 21st day of January, 2016.

[NOTARY SEAL]


NOTARY PUBLIC
My Commission Expires: 6.24.18

KENNETH BAKER FINDLEY
Notary Public, Alabama State At Large
My Commission Expires June 24, 2018

20160126000026320 4/5 \$256.00
Shelby Cnty Judge of Probate, AL
01/26/2016 12:59:32 PM FILED/CERT

EXHIBIT "A"

[Legal Description]

Parcel 2B, according to a resurvey of 1st Revision of the Amended Map of Lee Branch Corporate Center recorded in Map Book 30, Page 132, in the Office of the Judge of Probate of Shelby County.

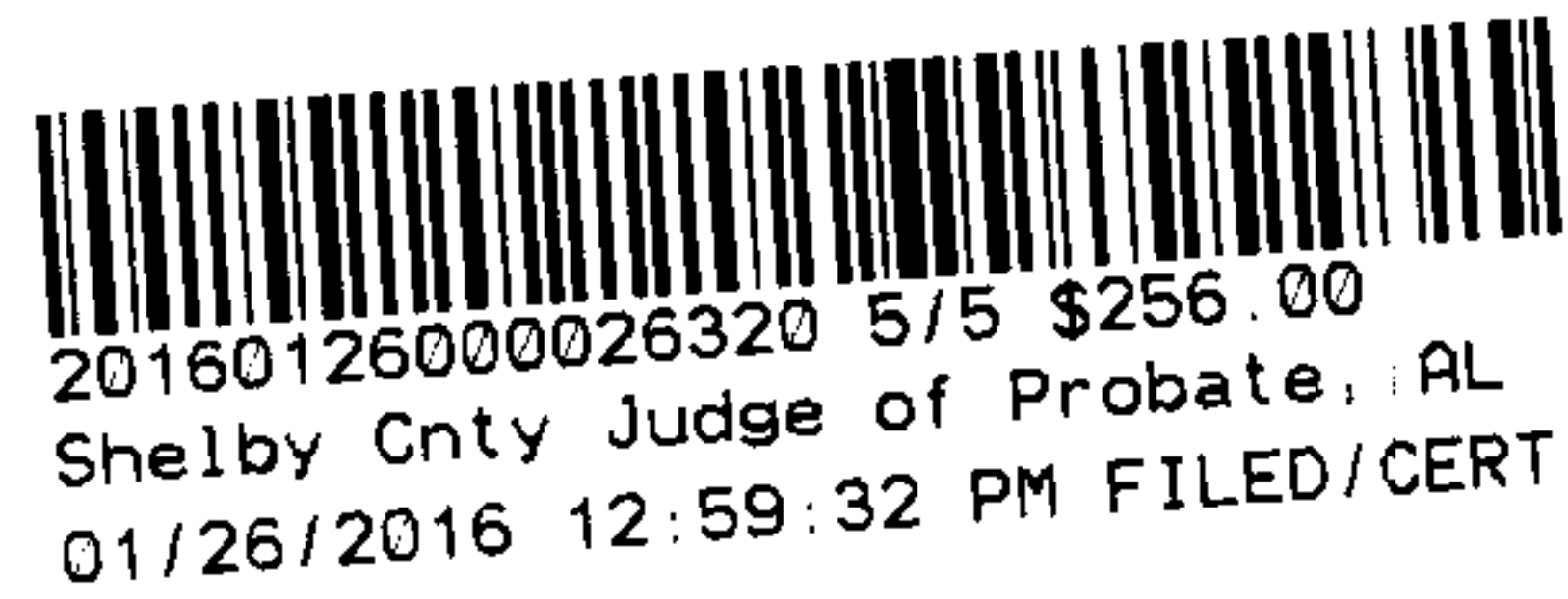


EXHIBIT "B"

[Permitted Exceptions]

1. Right of Way granted to Shelby County as recorded in Instrument # 2005022500090080 and Volume 135, Page 126.
2. Declaration of Protective Covenants as recorded in Instrument # 2000-05486, Amendment No. 1 recorded in Instrument # 20060705000319340, Amendment No. 2 recorded in Instrument # 20111222000388600, Amendment No. 3 recorded in Instrument # 20120104000004340; Assignment of Developments Rights recorded in Instrument # 20111222000388590.
3. Covenants to run with the Land as recorded in Instrument # 1998-16516.
4. Restrictions, limitations and conditions as shown on recorded map(s).
5. Easements and building line as shown on recorded map(s).
6. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 109, Page 502.
7. Article of Incorporation of Lee Branch Corporate Center Property Owner's Association recorded in Instrument # 2000-5484.
8. Easement recorded in Declaration of Vacation recorded in Instrument # 2001-19333 and Instrument # 2001-23670.
9. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20071030000500620.
10. Easement and right of way to Shelby County as set out in Instrument # 20050225000090080.
11. Rights of Utilities, if any, outstanding in the easement vacated in Instrument # 2000-4549.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 149, Page 1.
13. Ad valorem taxes due October 1, 2016.