

Send tax notice to:
MATTHEW LYONS
11661 OLD HIGHWAY 280
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016192

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Thirty-Eight Thousand and 00/100 Dollars (\$338,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ST. PETERS EPISCOPAL CHURCH whose mailing address is:

209 North St E Talladega, Mo. (hereinafter referred to as "Grantor")
by MATTHEW LYONS AND ROBYN L. LYONS whose property address is: 11661 OLD HIGHWAY 280, CHELSEA, AL, 35043 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached legal description Exhibit "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 103, Page 428; Deed Book 103, Page 429; Deed Book 102, Page 147; Deed Book 133, Page 217; Deed Book 154, Page 225; Deed Book 211, Page 432 and Deed Book 236, Page 839.
4. Rights of way(s) to Seaboard Coastline Railroad.
5. Right of way to Old Highway 280.

\$270,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ST. PETERS EPISCOPAL CHURCH, by BENJAMIN TURNAGE, its PRIEST IN CHARGE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12th day of April, 2016.

ST. PETERS EPISCOPAL CHURCH

Benjamin Turnage, Priest in Charge
BY: BENJAMIN TURNAGE

ITS: PRIEST IN CHARGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN TURNAGE, whose name as PRIEST IN CHARGE of ST. PETERS EPISCOPAL CHURCH, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12th day of April, 2016.

[Signature]
Notary Public

Print Name: *Benjamin Turnage*

Commission Expires: *12/31/2017*

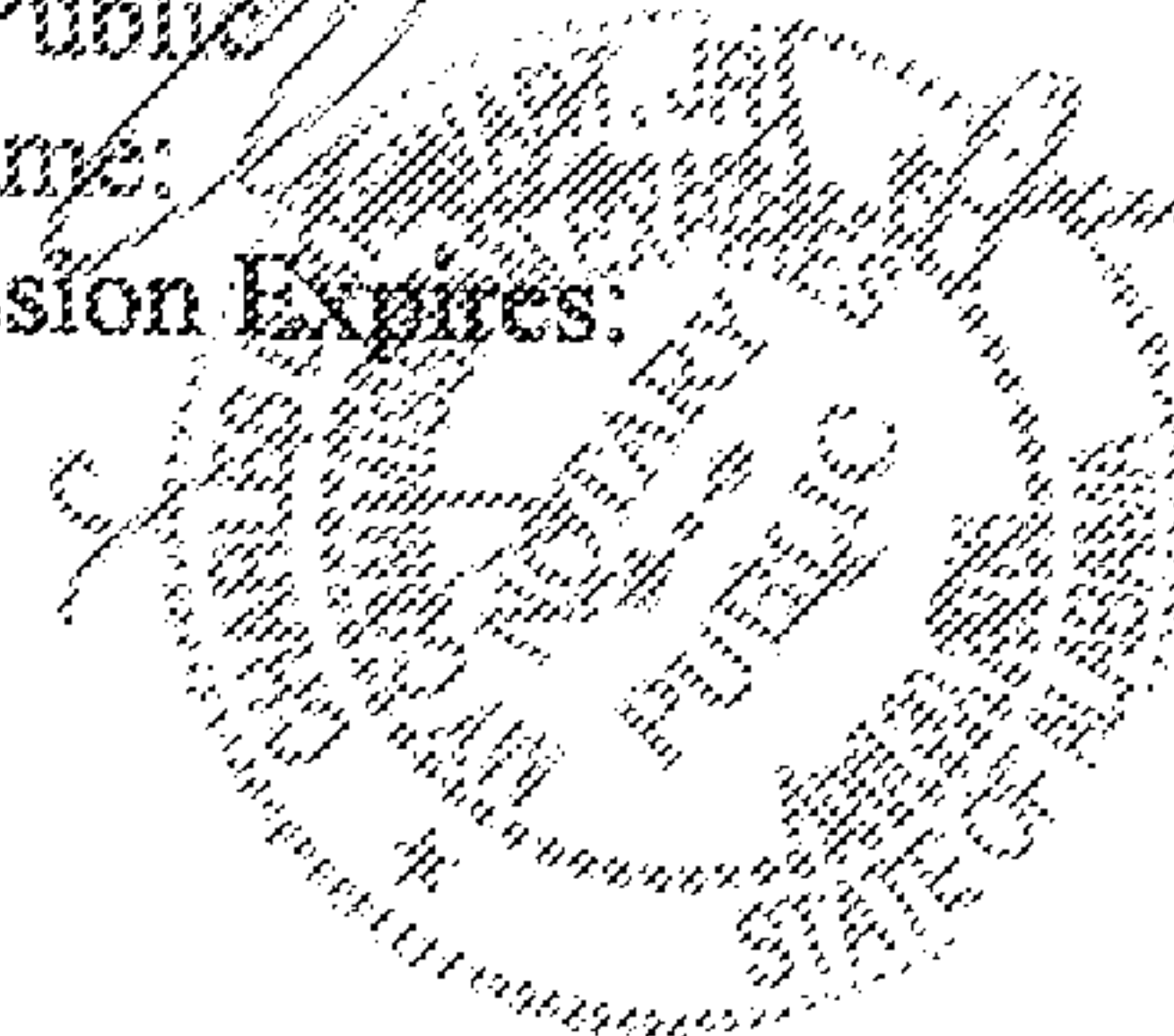


EXHIBIT "A"

Commence at the Northwest corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 00 deg. 37 min. 39 sec. West along the West boundary of said Section 28 for a distance of 2257.11 feet (set 1/2" rebar) to a point on the Southerly right of way of Shelby County Highway No. 38, said point being the point of beginning; from this beginning point continue South 00 deg. 37 min. 39 sec. West along the West boundary of said section for a distance of 352.34 feet to a 2" pipe in place, said point being located on the Northerly boundary of the CSX Railroad right of way; thence proceed North 77 deg. 45 min. 23 sec. East along the Northerly boundary of said railroad right of way for a distance of 504.27 feet; thence proceed North 74 deg. 56 min. 19 sec. East along the Northerly boundary of said railroad right of way for a distance of 108.82 feet; thence proceed North 72 deg. 17 min. 37 sec. East along the Northerly boundary of said railroad right of way for a distance of 72.77 feet; thence proceed North 69 deg. 57 min. 25 sec. East along the Northerly boundary of said railroad right of way for a distance of 77.43 feet (set 1/2" rebar); thence proceed North 01 deg. 06 min. 52 sec. East for a distance of 22.13 feet; thence proceed North 06 deg. 39 min. 13 sec. East for a distance of 114.78 feet (set 1/2" rebar) to a point on the Southerly right of way of said road; thence proceed Northwesterly along the Southerly right of way of said road and along the curvature of a concave curve left having a delta angle of 22 deg. 50 min. 48 sec. and a radius of 1869.86 feet for a chord bearing and distance of North 87 deg. 23 min. 38 sec. West 740.67 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/13/2016 03:02:52 PM
 \$88.00 CHERRY
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