

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Jack Andrew Donovan, Sr., Trustee
The Josh Carden Special Needs Trust
161 Lakeland Ridge
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned.

FIRST UNITED METHODIST OF ALABASTER, INC.,
an Alabama not-for-profit corporation,
whose mailing address is **10903 Highway 119, Alabaster, Alabama 35007**,

(hereinafter referred to as "Grantor"), in hand paid by

JACK ANDREW DONOVAN, SR. AND MICHELLE LYNN DONOVAN,
OR ANY SUCCESSOR(S), AS TRUSTEES OF
THE JOSH CARDEN SPECIAL NEEDS TRUST,
whose mailing address is **161 Lakeland Ridge, Chelsea, Alabama 35043**

(hereinafter referred to as "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 property situated in Shelby County, Alabama (the "Property"; the Property having a **property address of 60 Washington Lane, Alabaster, Alabama 35007**, and an **Assessor's Market Value of \$209,000.00**, as can be verified by the Shelby County, Alabama, Property Tax Commissioner - Parcel No. 23 5 22 0 001 062.004), to-wit:

Lot 2, according to the Final Plat of Blaising Subdivision, as recorded in Map Book 42, at Page 63, in the Probate Office of Shelby County, Alabama.

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 current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded


encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting said Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said Property.

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

NOTE: The Property hereby conveyed to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of that certain trust agreement, dated September 14, 2017, entitled "The Josh Carden Special Needs Trust", established by Jack Andrew Donovan, Sr., as "Grantor" and Jack Andrew Donovan, Sr. and Michelle Lynn Donovan, as "Trustee" thereunder, for the benefit of Josh Carden as provided therein.

NOTE: By instrument dated November 15, 2012, and filed for record on December 21, 2012, in Instrument No. 20121221000487930 in the Probate Office of Shelby County, Alabama (the "Life Estate Deed"), the Grantor herein conveyed certain life estates in the Property to Josh Carden and Dorothy Burkett. Such life estates have terminated pursuant to the terms of the Life Estate Deed, such termination being more fully evidenced by that certain Affidavit and Certification of Termination of Life Estate executed by Jack Andrew Donovan, Sr., as Guardian of Josh Carden, and being filed of record concurrently herewith.

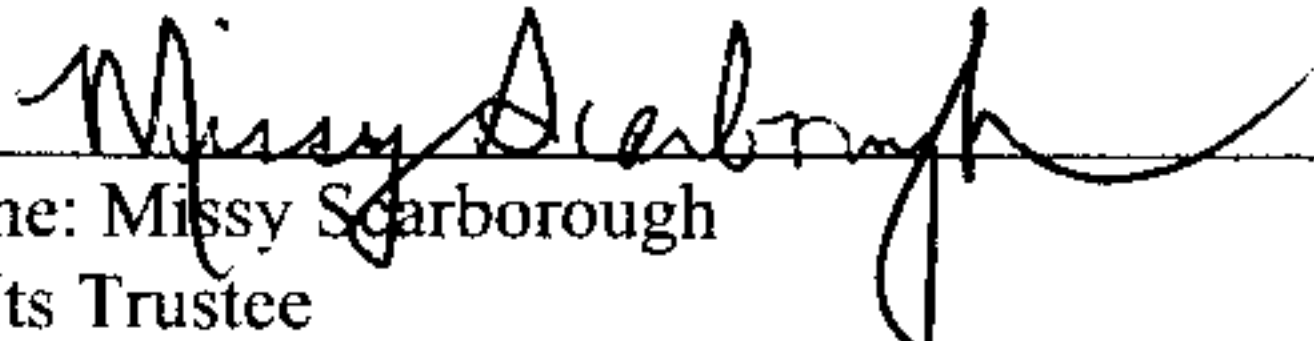
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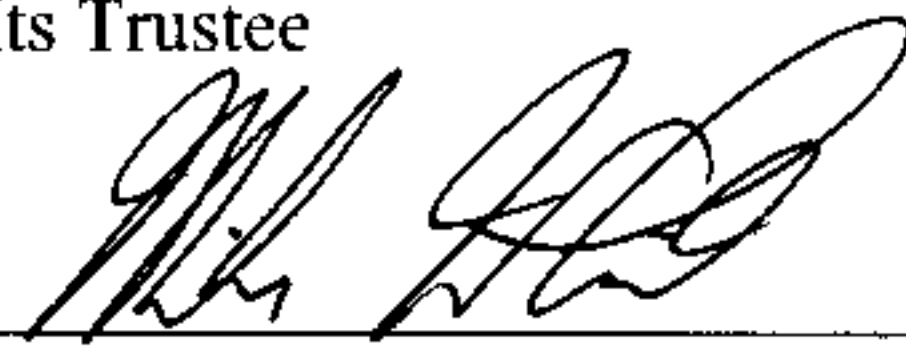
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized Trustees on this the 17th day of October, 2017.

GRANTOR:

FIRST UNITED METHODIST OF ALABASTER, INC.

By: 
Name: Missy Scarborough
As Its Trustee

By: 
Name: Charles Cornelius
As Its Trustee


By: 
Name: Mike Whisonant
As Its Trustee

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Missy Scarborough, Charles Cornelius and Mike Whisonant, whose names as Trustees of First United Methodist of Alabaster, Inc., an Alabama not-for-profit corporation, 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 said conveyance, they, in their capacities as such Trustees and with full authority, executed the same voluntarily for and as the act of said corporation.


GIVEN under my hand and seal, this 17th day of October, 2017.

[NOTARIAL SEAL]


Notary Public
My Commission Expires 10/22/17

ASHLEY WEEMS HOMAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 22, 2017

This document prepared by:
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P. O. Box 55727
Birmingham, Alabama 35255-5727


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