

20221228000461330
12/28/2022 11:25:28 AM
DEEDS 1/4

Send Tax Notice to:

109 Widgeon Dr
Alabaster, AL 35007

[Space Above This Line for Recording Data]

CORPORATION
SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Montevallo Presbyterian Church** (herein referred to as grantor, whether one or more) whose mailing address is 510 Shelby St P.O. 456 Montevallo AL 35115 grant, bargain, sell and convey unto **Jeffrey B. Corbitt and Christine B. Corbitt** (herein referred to as grantees) whose mailing address is 109 Widgeon Dr Alabaster AL 35007, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, having an address **820 Vine Street, Montevallo, Alabama 35115** to wit:

A part of Lot 9 in and according to the plan and survey of the Town of Montevallo, that is to say the Southeast 100 feet of the Southwest 200 feet of said lot, forming a rectangle fronting 100 feet on the Northeasterly line of Vine Street and extending back of that uniform width and along the Northwesternly line of Valley Street, a distance of 200 feet, more or less.

Less and Except:

Begin at the NW corner of the NW intersection of the Valley Street sidewalk and the North Boundary Street sidewalk, and run 327° along the W margin of the North Boundary Street sidewalk 77 feet, 10 inches to the intersection of the sidewalk margin with a line parallel to and 51 feet, 4 inches SE of the SE wall of Saylor House (835 North Boundary Street); thence turn left 90° and run along the said parallel line 126 feet, passing between a concrete retaining wall attached to the library building on the herein described property and a concrete pad associated with the University of Montevallo's well and water processing facilities and belonging to the said University of Montevallo; thence turn left 90° and run parallel with North Boundary Street and along the SW edge of cross ties bordering the library book return pad 77 feet, 3 inches to the NW margin of the Valley Street sidewalk; thence turn left 90° and run along the said margin of the Valley Street sidewalk 126 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$196,881.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor does, for itself and for its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assign shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27 day of December, 2022

Montevallo Presbyterian Church

By: Jim Chomicz
Jim Chomicz

By: Michele Pawlik
Michele Pawlik

By: Jane Clayton
Jane Clayton

By: Sam Hamilton-Poore
Sam Hamilton-Poore

STATE OF ALABAMA,

JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Jim Chomicz, Michele Pawlik, Jane Clayton and Sam Hamilton Poore** whose name as Authorized members of **Montevallo Presbyterian Church** and who is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they as such Authorized members executed the same voluntarily and with full authority.

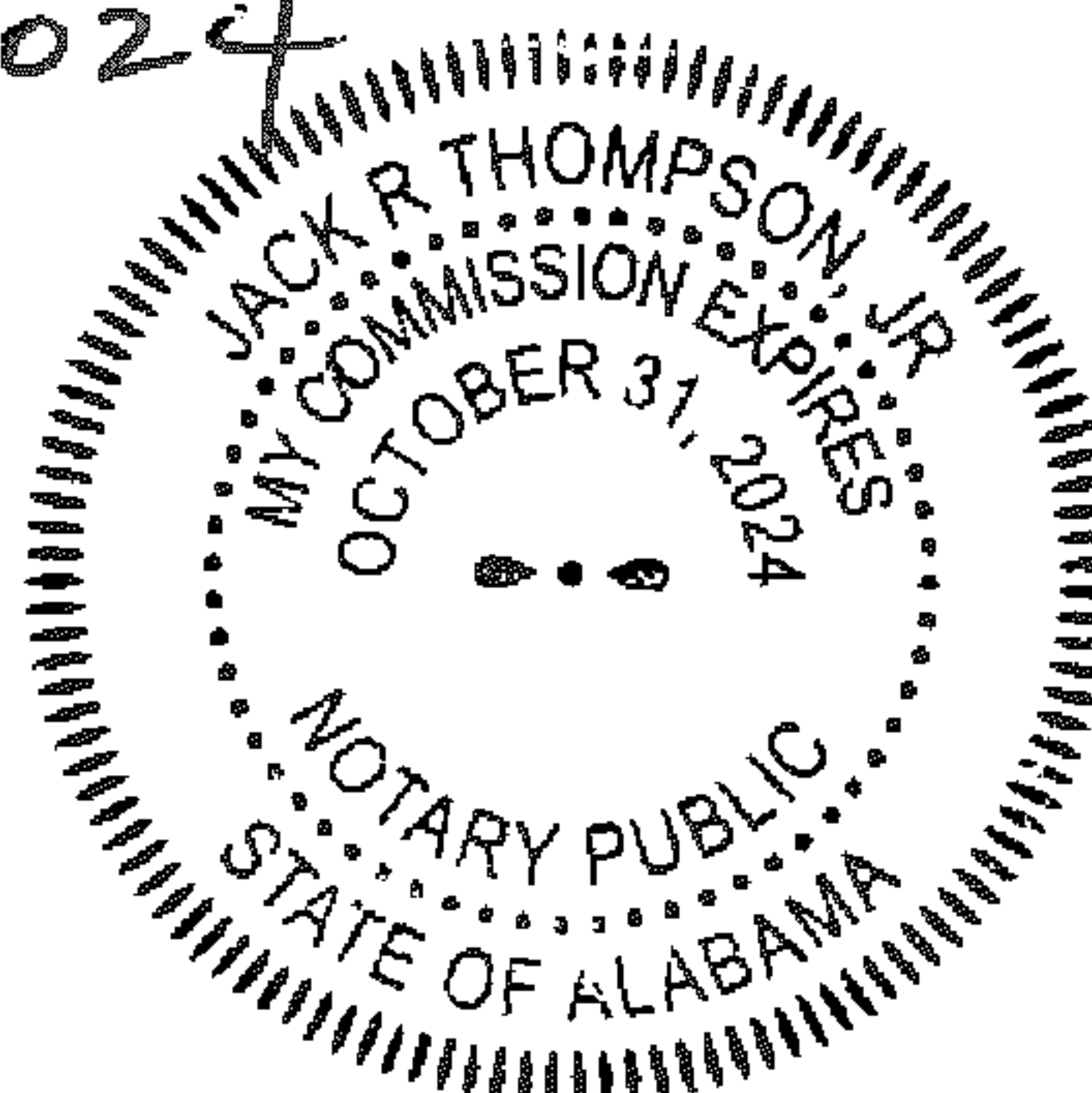
WITNESS my hand and official seal in the county and state aforesaid this the 27 day of Dec., 2022

My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3392B



MINUTES OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE
PRESBYTERIAN HOME FOR CHILDREN, INC.

A SPECIAL MEETING OF THE, Executive Committee, of the Board of Trustees of the Presbyterian Home for Children was held on 20th day of December, 2022. The Moderator/Chairman of the Board of Trustees, Rev. Joseph Scrivner presided and the Secretary of the Board of Trustees, Mr. Terry Smiley recorded the minutes. The Moderator/Chairman stated a quorum was present and the Executive Committee had full power and authority to act on behalf of the full Board of Trustees.

The Moderator/Chairman stated the purpose of the meeting was to review a Deed executed by the Presbyterian Home for Children, Inc. to the Montevallo Presbyterian Church on January 5, 1951. The deed is recorded in the Probate Court of Shelby County, Alabama in Vol. 160 Page 503. The deed was executed by John M. Ward, President of the Presbyterian Home for Children.

The Moderator/ Chairman stated the referenced deed contain language restricting the use of the property. The deed stated as follows;

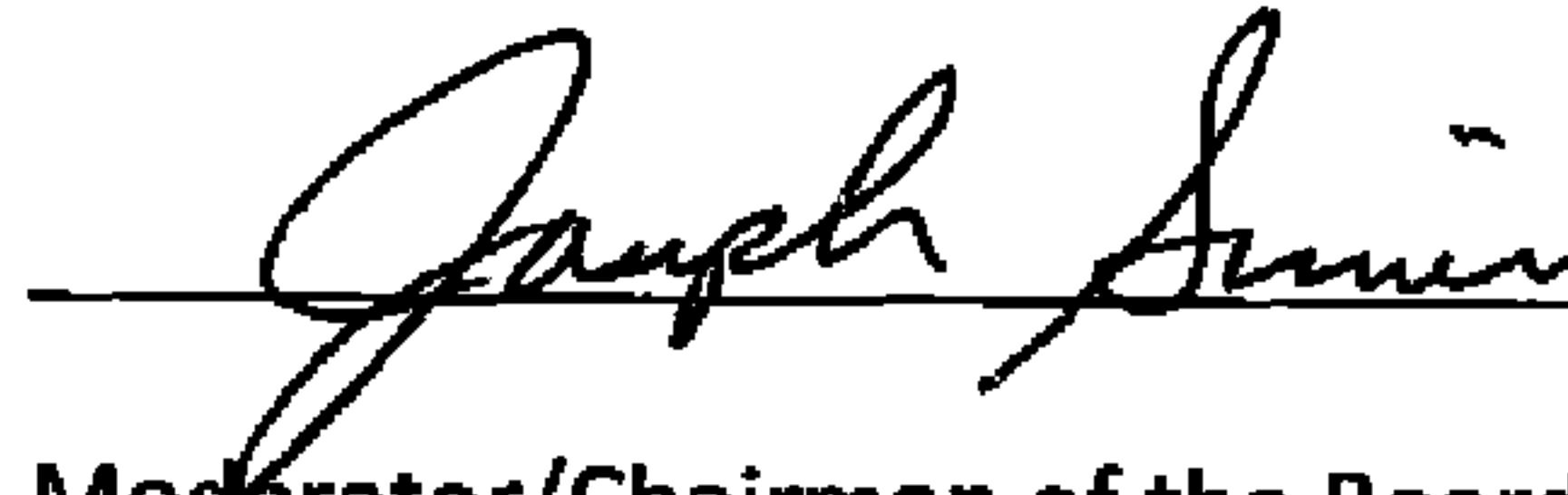
The building now located upon above property shall be known and designated as a memorial to Mary Mallory Forbes, now deceased, and former wife of E. E. Forbes, Sr., and shall be used as a Student Activities Building by the Grantee herein. In the event the present building is destroyed or torn down, a new Student Activities Building must be erected upon a part of said lot and such building be designated as a memorial to Mary Mallory Forbes as above provided.

The Moderator/Chairman stated the Grantor in the referenced deed desired to sell the property and the restrictive language prevented it from selling the property. The Moderator/Chairman stated the Trustees must state the restrictive language was no longer required by the Presbyterian Home for Children, Inc. and that the trustees consider the restrictive language null and void and of no force and effect. Further the Moderator/Chairman stated the Trustees must state that the Presbyterian Home for Children, Inc. would not now or in the future take any action to enforce the restrictive language in the referenced deed.

After consideration by the Trustees, the following resolution was adopted unanimously by the Trustees.

Be it resolved and approved that the restrictive language in that certain deed from the Presbyterian Home for Children, Inc. to Montevallo Presbyterian Church date January 5, 1951 recorded in the Probate Court of Shelby County, Alabama in Vol. 160 Page 503 is hereby declared to be null and void and of no force and effect. Further, no action now or at any time in the future will be taken by the Presbyterian Home for Children, Inc. to enforce said restrictive language.

There being no further business, the meeting was adjourned.



Moderator/Chairman of the Board of Trustees of Presbyterian
Home for Children, Inc.



Secretary of the Board of Trustees of the Presbyterian Home for
Children, Inc.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2022 11:25:28 AM
\$53.50 PAYGE
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