

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-five Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Duke C. Bradford

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Shelby County Board of Education

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcel I

A tract of land situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, and more particularly described as follows: Begin at the NE corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence West along the North line thereof 1084.0 feet; thence 89 deg. 01 min. 10 sec. left and run Southerly and parallel to the East line of $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 953.60 feet, more or less, to the North right-of-way line of Shelby County Highway No. 20; thence left and run in an Easterly direction along a curve to the right a distance of 183.59 feet (said curve having a radius of 1340.81 feet); thence on tangent to curve continue along right-of-way in an Easterly direction 901.20 feet to the East line of $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 91 deg. 38 min. 53 sec. left and run North along $\frac{1}{4}$ - $\frac{1}{4}$ line 990.80 feet to the point of beginning.

Mineral and mining rights excepted.

Parcel II

Beginning at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East and run in a Southerly direction along the Easterly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 990.80 feet to a point on the Northerly right-of-way line of Shelby County Highway No. 20; thence 88 deg. 21 min. 07 sec. to the left in an Easterly direction and along said Northerly right-of-way line for a distance of 1.15 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve, having a radius of 871.02 feet and a central angle of 39 deg. 05 min. 43 sec., and along said Northerly right-of-way for a distance of 594.33 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction and along said Northerly right-of-way line for a distance of 156.31 feet to a point; thence 52 deg. 33 min. 10 sec. to the left in a Northerly direction and parallel to the Easterly line of Section 4, Township 24 North, Range 13 East, for a distance of 728.29 feet to a point; thence 90 deg. 58 min. 50 sec. to the left in a Westerly direction for a distance of 680.00 feet to the point of beginning.

The above described property constitutes no part of Grantor's homestead.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of February, 19 97.

(SEAL)

Duke C. Bradford

(SEAL)

(SEAL)

02/26/1997-06066

(SEAL)

(SEAL)

02:34 PM CERTIFIED

(SEAL)

SHELBY COUNTY JUDGE OF PROBATE

001 RCB

9:30

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Duke C. Bradford

a Notary Public in and for said County.

Whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, A.D. 19 97.

Notary Public

Cawill + Justice

Inst # 1997-06066