

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor, THE AMERICAN VILLAGE PUBLIC EDUCATIONAL BUILDING AUTHORITY OF THE CITY OF MONTEVALLO, a public corporation organized and existing under the laws of the State of Alabama (herein called the "Authority"), in hand paid by THE CITIZENSHIP TRUST, a nonprofit corporation organized and existing under the laws of the State of Alabama (herein called the "Citizenship Trust") the receipt and sufficiency of which consideration is hereby acknowledged, the Authority does grant, bargain, sell and convey unto the Citizenship Trust the parcel of real property described on Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon.

TO HAVE AND TO HOLD unto the Citizenship Trust, its successors and assigns forever, subject, however, to all easements, restrictions, reservations, exceptions and encumbrances appearing of record in the office of the Judge of Probate of Shelby County, Alabama, as of the date of the delivery of this Deed to the Citizenship Trust.

This instrument was prepared by:

E. Alston Ray
Haskell Slaughter & Young, L.L.C.
1200 AmSouth/Harbert Plaza
1901 6th Avenue North
Birmingham, Alabama 35203
(205) 251-1000

Inst # 2001-06806

02/27/2001-06806
03:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HMB 18.00

IN WITNESS WHEREOF, the Authority has caused this Deed to be executed in its name and behalf by its Chairman, has caused its official seal to be hereunto affixed, and has caused this Deed to be attested by its duly authorized Secretary on this the 27th day of February, 2001.

THE AMERICAN VILLAGE PUBLIC
EDUCATIONAL BUILDING AUTHORITY
OF THE CITY OF MONTEVALLO

By Bill E. Fancher
Chairman

ATTEST:

[Signature]
Secretary

[SEAL]

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state hereby certify that BILL E. FANCHER, whose name as Chairman of THE AMERICAN VILLAGE PUBLIC EDUCATIONAL BUILDING AUTHORITY OF THE CITY OF MONTEVALLO, a public corporation under the laws of the State of Alabama, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

GIVEN under my hand and official seal of office, this 23 day of February, 2001.

[NOTARIAL SEAL]

[Signature]
Notary Public

My Commission Expires: 10/5/2002
~~MY COMMISSION EXPIRES OCT. 5, 2002~~

EXHIBIT A
to
STATUTORY WARRANT DEED
from
THE AMERICAN VILLAGE PUBLIC EDUCATIONAL
BUILDING AUTHORITY OF THE CITY OF MONTEVALLO
to
THE CITIZENSHIP TRUST

Commence at the northwest corner of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 11, township 22 south, range 3 west; thence run easterly along the north line of said section 2335.05 feet to a point on the westerly right-of-way line of Alabama Highway #119, said point being on a curve to the right, said curve to the right having a radius of 1597.10 and being subtended by a central angle of $30^{\circ} 37' 51''$; thence turn an angle to the right of $108^{\circ} 12' 53''$ to chord of said curve to the right and run southeasterly along the arc of said curve 853.82 feet to the end of said curve; thence turn an angle to the right of $105^{\circ} 18' 55''$ from chord and run northwesterly 35.00 feet to the beginning of a curve to the right, said curve to the right having a radius of 1562.10 feet and being subtended by a central angle of $20^{\circ} 59' 57''$; thence turn an angle to the left of $79^{\circ} 30' 01''$ to chord of said curve to the right and run southwesterly along the arc of said curve 572.51 feet to the end of said curve; thence turn an angle to the left of $79^{\circ} 30' 03''$ from chord and run southeasterly 15.00 feet to the beginning of a curve to the right, said curve to the right having a radius of 1577.10 feet and being subtended by a central angle of $15^{\circ} 44' 57''$; thence turn an angle to the right of $97^{\circ} 52' 30''$ to chord of said curve to the right and run southwesterly along the arc of said curve 433.50 feet to the end of said curve; thence at tangent to said curve run southwesterly 312.15 feet; thence turn an angle to the left of $90^{\circ} 00' 00''$ and run southwesterly 20.00 feet to the beginning of a curve to the left, said curve to the left having a radius of 1677.21 feet and being subtended by a central angle of $7^{\circ} 02' 39''$; thence turn an angle to the right of $86^{\circ} 28' 41''$ to chord of said curve to the left and run southwesterly along the arc of said curve 206.20 feet; thence turn an angle to the right of $84^{\circ} 17' 07''$ from chord and run northwesterly 335.17 feet; thence turn an angle to the right of $86^{\circ} 35' 36''$ and run northeasterly 260.50 feet; thence turn an angle to the left of $89^{\circ} 58' 04''$ and run northwesterly 279.71 feet; thence turn an angle to the right of $90^{\circ} 00' 00''$ and run northeasterly 37.61 feet to the point of beginning; thence continue along last described course 201.00 feet; thence turn an angle to the right of $90^{\circ} 00' 00''$ and run southeasterly 65.00 feet; thence turn an angle to the left of $90^{\circ} 00' 00''$ and run northeasterly 42.00 feet; thence turn an angle to the right of $90^{\circ} 00' 00''$ and run southeasterly 135.85 feet to the beginning of a curve to the right, said curve to the right having a radius of 309.99 and being subtended by a central angle of $25^{\circ} 06' 56''$; thence turn an angle to the right of $83^{\circ} 00' 11''$ to chord of said curve to the right and run southwesterly along the arc of said curve 135.88 feet to the end of said curve to the right and the beginning of another curve to the left, said curve to the left having a radius of 168.43 feet and being subtended by a central angle of $48^{\circ} 36' 53''$; thence turn an angle to the right of $45^{\circ} 02' 32''$ from chord to chord of said curve to the left and run northwesterly along the arc of said curve 142.91 feet to the end of said curve; thence turn an angle to the right of $51^{\circ} 57' 17''$ from chord and run northwesterly 131.81 feet to the point of beginning. Said parcel containing 1.0 acres, more or less.

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