

THIS DEED PREPARED BY:

Roger L. Bates, Esq.
2001 Park Place North
Suite 900
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Hoover Board of Education
Suite 200
100 Municipal Drive
Hoover, Alabama 35216-5500

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of One Dollar (\$1.00) plus other good and valuable consideration to the undersigned Grantor, THE CITY OF HOOVER, ALABAMA, in hand paid by the HOOVER CITY BOARD OF EDUCATION, the Grantee, the receipt whereof is acknowledged, the said CITY OF HOOVER, ALABAMA does grant, bargain, sell and convey unto the said HOOVER CITY BOARD OF EDUCATION the following described real estate, to-wit:

Parcel I

Part of the West 1/2 of the SW 1/4 of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SE corner of the SW 1/4 of SW 1/4 of said Section 11, run in a westerly direction along the south line of said 1/4-1/4 section for a distance of 1075.9 feet to an existing open top iron pin; thence turn an angle to the right of 87°-28'-32" and run in a northerly direction for a distance of 295.18 feet to an existing crimp iron pin being on the southeast right-of-way line of Valleydale Road; thence turn an angle to the right of 46°-13'-07" and run in a northeasterly direction along the southeast right-of-way line of said Valleydale Road for a distance of 1381.46 feet to the point of beginning of a curve, said curve being concave in a northwesterly direction and having a central angle of 6°-53'-56" and a radius of 951.10 feet; thence continue in a northeasterly direction along the southeast right-of-way line of said Valleydale Road for a distance of 114.52 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (137°-34'-48" from the chord of last mentioned curve) and run in a southerly direction along the east line of said West 1/2 of SW 1/4 of said Section 11 for a distance of 45.88 feet to an existing 2" capped iron pipe; thence turn an angle to the left of 0°-18'-56" and run in a southerly direction along the east line of the SW 1/4 of the SW 1/4 of said Section 11 for a distance of 1336.51 feet to an existing iron rebar being the point of beginning. Containing 20.57 acres, more or less.

Parcel II

Part of the NE 1/4 of the NE 1/4 of Section 15, and a part of the SE 1/4 of the SE 1/4 of Section 10, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NE corner of said Section 15 and being marked by an existing 3" capped iron pipe, run in a southerly direction along the east line of said NE 1/4 of NE 1/4 of said Section 15 for a distance of 661.76 feet to an existing crimp

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iron pin; thence turn an angle to the right of $90^{\circ}-40'-08''$ and run in a westerly direction for a distance of 713.38 feet to an existing iron rebar set by Laurence D. Weygand being on the southeast right-of-way line of Valleydale Road; thence turn an angle to the right of $134^{\circ}-25'-05''$ and run in a northeasterly direction along the southeast right-of-way line of said Valleydale Road for a distance of 1005.48 feet to an existing 1" crimp iron pin; thence turn an angle to the right of $133^{\circ}-37'09''$ and run in a southerly direction for a distance of 56.48 feet, more or less, to the point of beginning. Containing 5.89 acres, more or less.

Parcel III

Part of Section 10, Township 19 South, Range 2 West, and part of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 West, all in Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 3" capped iron pipe being the locally accepted SE corner of the SE 1/4 of the NW 1/4 of said Section 10, run in a westerly direction along the south line of said SE 1/4 of NW 1/4 of said Section 10 for a distance of 672.81 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $93^{\circ}-45'-16''$ and run in a northerly direction for a distance of 550.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $93^{\circ}-45'-16''$ and run in a westerly direction for a distance of 300.0 feet to an existing iron rebar set by Laurence D. Weygand and being on the east right-of-way line of Caldwell Mill Road; thence turn an angle to the right of $93^{\circ}-45'-16''$ and run in a northerly direction along the east right-of-way line of said Caldwell Mill Road for a distance of 126.16 feet to an existing iron rebar, thence turn an angle to the right of $86^{\circ}-07'-53''$ and run in an easterly direction for a distance of 911.83 feet to an existing crimp iron pin; thence turn an angle to the left of $91^{\circ}-15'-57''$ and run in a northerly direction along the west line of the SW 1/4 of the NE 1/4 of said Section 10 for a distance of 129.88 feet to an existing crimp iron pin; thence turn an angle to the right of $91^{\circ}-14'-16''$ and run in an easterly direction for a distance of 1328.81 feet to an existing crimp iron pin; thence turn an angle to the right of $88^{\circ}-37'-44''$ and run in a southerly direction along the east line of said SW 1/4 of NE 1/4 of said Section 10 for a distance of 807.94 feet to an existing 3" capped iron pipe being the locally accepted southeast corner of said SW 1/4 of NE 1/4 of said Section 10; thence turn an angle to the left of $88^{\circ}-30'-29''$ and run in an easterly direction along the north line of the NE 1/4 of the SE 1/4 of said Section 10 for a distance of 1059.41 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $86^{\circ}-43'-29''$ and run in a southerly direction for a distance of 723.22 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $0^{\circ}-22'-46''$ and run in a southerly direction for a distance of 577.98 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $24^{\circ}-50'-23''$ and run in a southwesterly direction for a distance of 255.45 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $25^{\circ}-06'-28''$ and run in a southwesterly direction for a distance of 390.40 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $9^{\circ}-37'-13''$ and run in a southwesterly direction for a distance of 408.27 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $101^{\circ}-50'-51''$ and run in a southeasterly direction for a distance of 1044.03 feet to an existing iron rebar set by Laurence D. Weygand and being on the northwest right-of-way line of Valleydale Road; thence turn an angle to the right of $89^{\circ}-52'-20''$ and run in a southwesterly direction along the northwest right-of-way line of said Valleydale Road for a distance of 150.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $94^{\circ}-51'-06''$ and run in a northwesterly direction for a distance of 415.42 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $2^{\circ}-39'-05''$ and run in a northwesterly direction for a distance of 413.60 feet to an existing

iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 6°-29'-04" and run in a northwesterly direction for a distance of 716.17 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 20°-27'-10" and run in a northwesterly direction for a distance of 210.63 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 21°-03'-29" and run in a westerly direction for a distance of 1035.40 feet to an existing iron rebar being on the west line of the SW 1/4 of the SE 1/4 of said Section 10; thence turn an angle to the right of 89°-40'-38" and run in a northerly direction along the west line of said SW 1/4 of SE 1/4 of said Section 10 for a distance of 403.36 feet to an existing 3" capped iron pipe; thence turn an angle to the right of 0°-01'-52" and run in a northerly direction along the west line of the NW 1/4 of the SE 1/4 of said Section 10 for a distance of 1330.34 feet, more or less, to the point of beginning. Containing 137.01 acres, more or less.

Subject to and less and accept:

1. Restrictive Covenants and Conditions as described in Deed Book 246, Page 390; Deed Book 264, Page 43; Deed Book 255, Page 56 and Deed Book 259, Page 102.
2. Minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 4, Page 472.
3. Right-of-way granted Alabama Power Company recorded in Deed Book 129, Page 553 and Deed Book 129, Page 552.
4. Easement and right-of-way granted Shelby County recorded in Deed Book 177, Page 48.
5. Less and except and part of subject properties lying with right of way of a public road.
6. Right-of-way granted Alabama Power Company recorded in Real Volume 37, Page 254.
7. Resolutions of the Park and Recreation Board of the City of Birmingham accepting the conveyances of subject properties for a public park as recorded in Deed Book 246, Page 388; Deed Book 246, Page 389; Deed Book 264, Page 39; Deed Book 264, Page 40; Deed Book 255, Page 58; Deed Book 255, Page 59; Deed Book 259, Page 98; and Deed Book 259, Page 100.
8. Encroachment of Landscape Timbers into the Southeast 1/4 of the Northwest 1/4 in Section 10, Township 19 South, Range 2 West, as shown by Survey of Laurence D. Weygand, Order No. 26098, dated September 26, 1997 and the Survey of Laurence D. Weygand dated March 24, 2000.
9. Covenants and Conditions as set out in Instrument Number 1997-31675.

Grantor, City of Hoover, reserves a private easement for ingress and egress over and along any roadways constructed by the Grantee and used as a part of the school campus so as to provide access for the City of Hoover to and from its adjoining properties for the conduct of City activities. In the event the City of Hoover determines a need to establish permanent access points on Grantee's campus roadways, such access point(s) shall be mutually agreed

upon by the Grantor and Grantee. Said easement hereby reserved shall not be used as a public easement or roadway.

To have and to hold the said above described property unto the said Grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 5th day of June, 2000.

THE CITY OF HOOVER, ALABAMA

BY: Brian L. Skelton
ITS: Mayor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN L. SKELTON, whose name as MAYOR of the CITY OF HOOVER, ALABAMA, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 5th day of June, 2000.

Lisa A. Cummings
Notary Public

My Commission Expires: 2/1/03

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