

Recording Fee \$22.00

This Deed is exempt from taxation pursuant to AL Code § 40-9-17.

Send tax notice to:  
Samford University  
ATTN: Mike McCormack  
800 Lakeshore Drive  
Birmingham, AL 35229

This Instrument Prepared By:  
Gregory D. Hyde, Esq.  
Dominick Feld Hyde, P.C.  
2000 SouthBridge Parkway, Suite 500  
Birmingham, Alabama 35209

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Harry B. Brock, Jr. and Jane H. Brock, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Samford University (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel I:**

To locate the point of beginning commence at the northwest corner of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama; thence S 02° 35' 21" W a distance of 1538.16 feet to a point; thence S 02° 34' 44" W a distance of 1049.65 feet to a point, thence S 02° 37' 01" W a distance of 265.36 feet to the point of beginning, said point being on the south line of Harry B. Brock, Jr. property, thence S 88° 23' 50" E a distance of 1149.08 feet to a point, thence N 37° 46' 30" E a distance of 694.96 feet to a point, thence N 37° 46' 30" E a distance of 425.00 feet to a point; thence N 37° 46' 30" E a distance of 191.42 feet to a point; thence N 34° 57' 26" W a distance of 52.78 feet to a point; thence N 00° 36' 72" W a distance of 93.80 feet to a point, thence N 52° 13' 30" W a distance of 671.96 feet to a point; thence N 59° 57' 24" W a distance of 607.97 to a point; thence N 59° 57' 24" W a distance of 204.52 feet to a point; thence N 82° 07' 34" W a distance of 466.16 feet to a point; thence S 43° 34' 23" W a distance of 938.46 feet to a point, thence S 00° 00' 27" E a distance of 94.68 feet to a point; thence S 00° 00' 28" E a distance of 1096.51 feet to a point; thence S 41° 05' 54" E a distance of 199.93 feet to a point; thence S 89° 32' 49" E a distance of 289.24 feet to a point which is the point of beginning.

Less and except the following described parcel:

A parcel of land situated in the Northwest Quarter and the Southwest Quarter of Section 26, Township 18, Range 1 West, described as commencing at the Northwest corner of said Section 26, thence run South along the West boundary of said Section 26 for a distance of 2517.33 feet, left 90° 00' 00" and run East for 98.02 feet to an iron pin set and the point of beginning of the parcel herein described; thence left 69° 43' 46" and run thence Northeast for a distance of 168.59 feet to an iron pin set; thence right 44° 19' 06" and run Northeast for a distance of 306.98 feet; thence right 40° 52' 06" and run in a Southeast for a distance of 363.40 feet to an iron pin set; thence right



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94° 00' 21" and run Southwest for a distance of 123.83 feet to an iron pin set; thence right 24° 04' 35" and run Southwest for a distance of 509.04 feet to an iron pin set; thence right 79° 13' 57" and run Northwest for a distance of 276.77 feet to an iron pin set; thence right 34° 00' 28" and run Northwest for a distance of 155.52 feet to the point of beginning. Containing 5.48 acres, more or less.

Parcel II:

To locate the point of beginning commence at the northwest corner of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama; thence S 01° 37' 07" W on the west boundary of said section a distance of 2853.29 feet to the point of beginning; said point being on the south line of Harry B. Brock, Jr. property; thence continue S 01° 37' 07" W on the west boundary of said Section 26 a distance of 1028.33 feet to the southwest corner of the NW1/4 of the SW1/4 of Section 26; thence S 82° 32' 10" W a distance of 121.36 feet to a point; thence S 65° 11' 47" E a distance of 431.67 feet to a point on the northwest right-of-way of Dunnavant Valley Road, County Highway No. 41; thence N 36° 48' 15" E on the northwest right-of-way of said Dunnavant Valley Road a distance of 1514.25 feet to a point; said point being on the south line of said Harry B. Brock, Jr. property; thence N 89° 23' 25" W on the south line of said Harry B. Brock, Jr. property a distance of 1149.70 feet to the point of beginning. Containing 19.717 acres.

All lying and being in Section 26 and in Section 27, Township 18 South, Range 1 West, Shelby County, Alabama.

SOURCE OF TITLE - Parcels I and II: 20120809000293330

Parcel III:

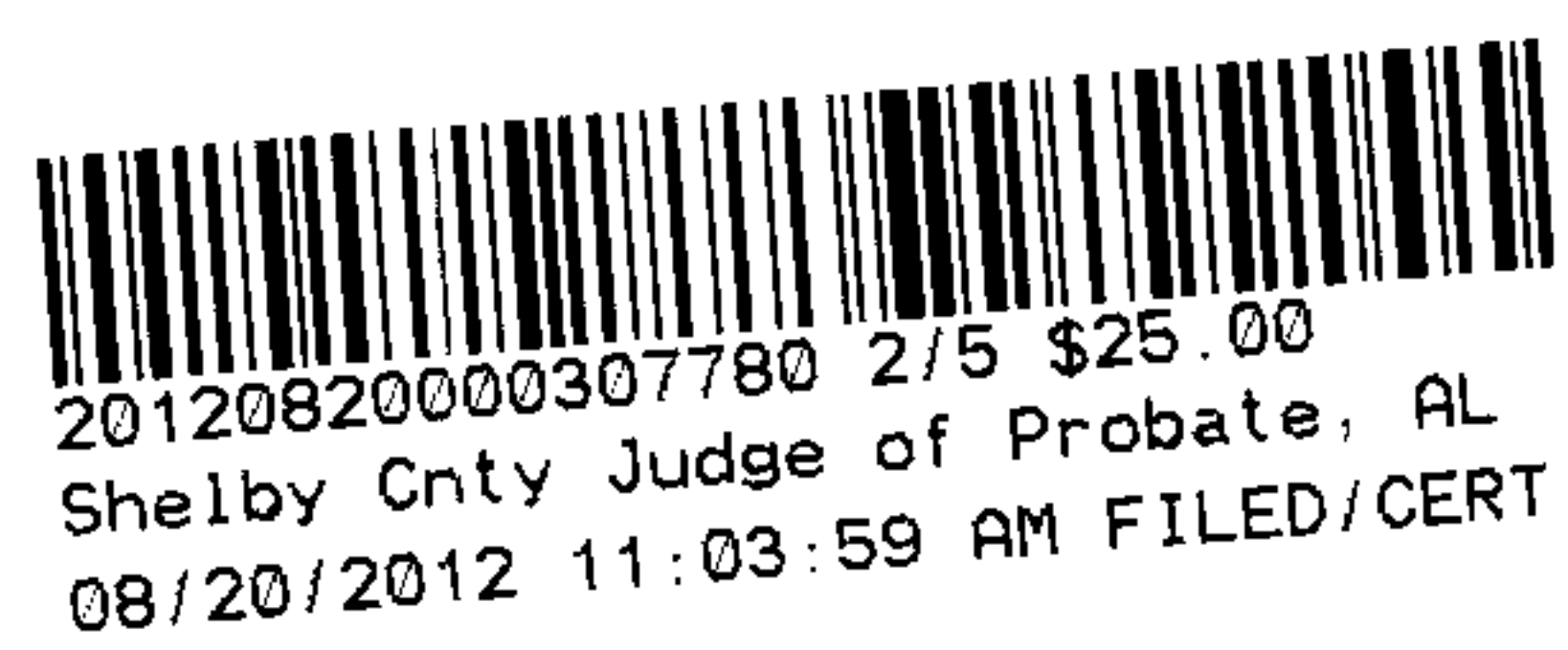
Lots 16, 17 and 18, according to a Survey of The Crest at Greystone-First Addition, as recorded in Map Book 19, page 52, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE - Parcel III: Instrument #20090922000360950

Parcel IV:

A parcel of land situated in the Northwest Quarter and the Southwest Quarter of Section 26, Township 18, Range 1 West, described as commencing at the Northwest corner of said Section 26, thence run South along the West boundary of said Section 26 for a distance of 2517.33 feet, left 90° 00' 00" and run East for 98.02 feet to an iron pin set and the point of beginning of the parcel herein described; thence left 69° 43' 46" and run thence Northeast for a distance of 168.59 feet to an iron pin set; thence right 44° 19' 06" and run Northeast for a distance of 306.98 feet; thence right 40° 52' 06" and run in a Southeast for a distance of 363.40 feet to an iron pin set; thence right 94° 00' 21" and run Southwest for a distance of 123.83 feet to an iron pin set; thence right 24° 04' 35" and run Southwest for a distance of 509.04 feet to an iron pin set; thence right 79° 13' 57" and run Northwest for a distance of 276.77 feet to an iron pin set; thence right 34° 00' 28" and run Northwest for a distance of 155.52 feet to the point of beginning. Containing 5.48 acres, more or less.

SOURCE OF TITLE - Parcel IV: Book 317 Page 783





This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Parcel III is subject to the following additional exceptions:

a. Easement(s) as shown by recorded map.  
b. Restriction(s) shown by recorded map.  
c. Greystone Residential Declarations of Covenants, conditions and restrictions recorded in Real 317, page 260, as amended of record in the Probate Office of Shelby County, Alabama.

d. Note: Map Book 18, page 17 shows the reservation: Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

e. Mineral and mining rights and rights incident thereto recorded in Volume 60, page 260 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.

f. Underground transmission granted to Alabama Power Company recorded in Volume 305, page 637, in the Probate Office of Shelby County, Alabama.

g. Restrictions appearing of record in Real 265, page 96, in the Probate Office of Shelby County, Alabama.

h. Agreement between Daniel Oak Mountain, Ltd. and Shelby Cable recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

i. Right of way and Easement to Water Works Board of the City of Birmingham recorded in Instrument 1994-26399, in the Probate Office of Shelby County, Alabama.

j. Rights of others to use Hugh Daniel Drive recorded in Volume 301, page 799, in the Probate Office of Shelby County, Alabama.

k. Release of Damages as recorded in Instrument 1992-22103; as amended of record in the Probate Office of Shelby County, Alabama.


l. The Crest at Greystone Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1992-22103; as amended of record in the Probate Office of Shelby County, Alabama.

m. Building setback limitations specified in Section 8.04 and 6.05 of the Declaration and 30 foot buffer area along the front lot line of the property as set forth in Section 3.10 of the Declaration.

n. Restrictions, Easements, Mineral and mining rights and rights incident hereto and Release of Damages recorded in Instrument 1993-5963 and Instrument 1994-20662, as amended of record in the Probate Office of Shelby County, Alabama.

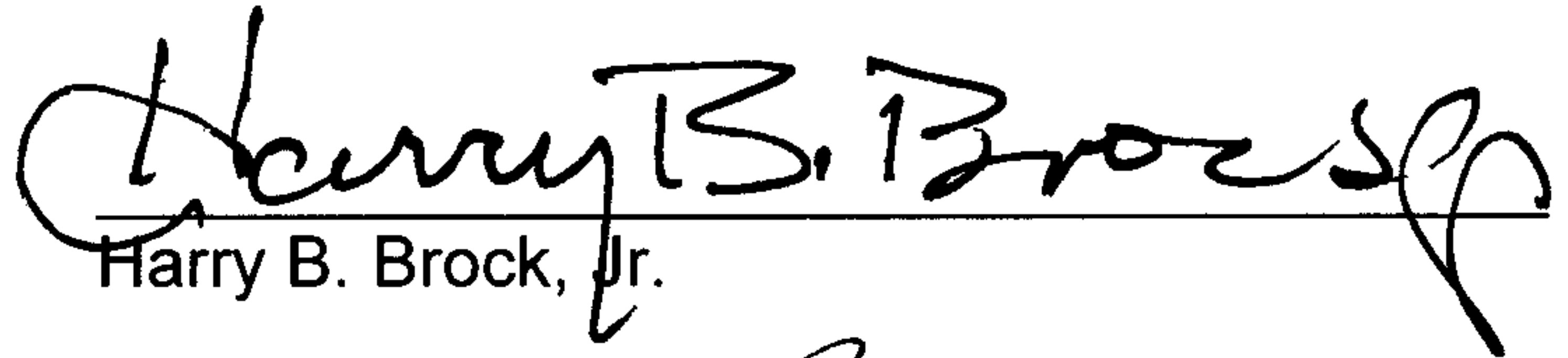
3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

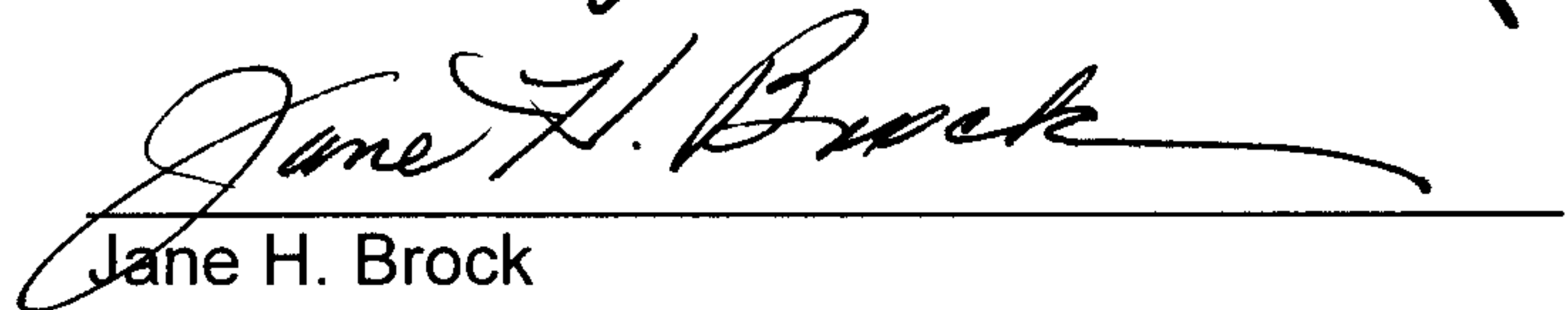
TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

  
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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on

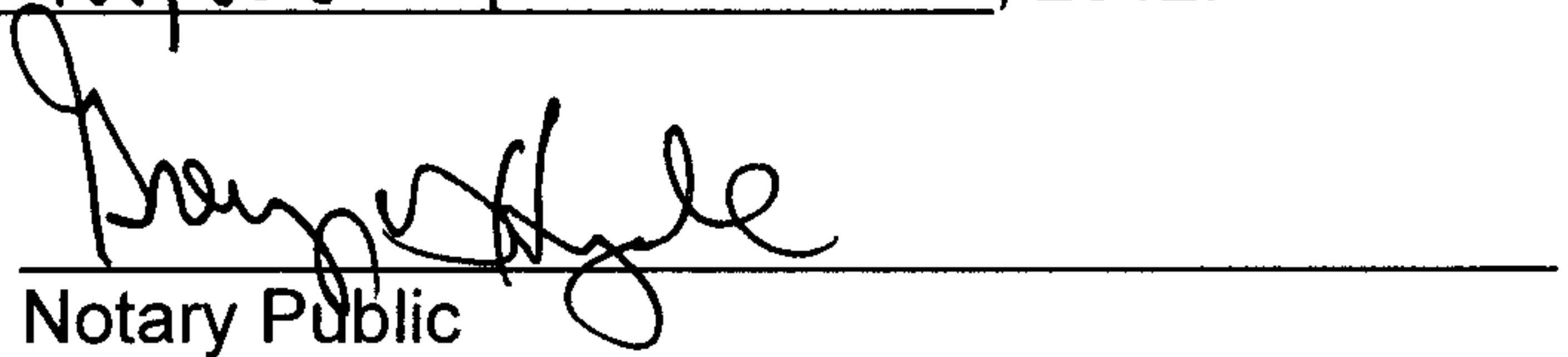
August 15, 2012.

  
Harry B. Brock, Jr.

  
Jane H. Brock

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Harry B. Brock, Jr. and Jane H. Brock, husband and wife, whose names 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 the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand on August 15, 2012.

  
Notary Public

Gregory D. Hyde  
Printed Name

(NOTARY SEAL)

My Commission Expires: 5/2/13

  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Harry B. Brock Jr. and Jane H. Brock  
Mailing Address P.O. Box 11643  
Birmingham, AL 35202

Grantee's Name Samford University  
Mailing Address 800 Lakeshore Drive  
Birmingham, AL 35229

Property Address 90 acres 037260000006.002

Date of Sale 8-15-2012

Shelby County  
AL

5.48 acres 037260000006.001

Total Purchase Price \$

3.20 acres 038270005018.000

or

3.74 acres 038270005016.000

Actual Value \$

3.50 acres 038270005011.000

or

Assessor's Market Value \$4,974,720.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Shelby County Tax Notices

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/20/2012

Print H. M. McCormack

Unattested

Sign H. M. McCormack

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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