

20210104000000030  
01/04/2021 07:53:59 AM  
DEEDS 1/5

*This instrument was prepared by and upon  
recording return to:*

Donald M. Warren, Esq.  
Burr & Forman, LLP  
420 North 20th Street  
Suite 3400  
Birmingham, Alabama 35203

*Send Tax Notices to:*

Jacksonville State University Foundation, Inc.  
Rock House  
700 Pelham Road North  
Jacksonville, AL 36265

STATE OF ALABAMA )

COUNTY OF SHELBY )

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **JACKSONVILLE STATE UNIVERSITY FOUNDATION, INC.**, an Alabama non-profit corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, **MARCUS E. ANGLE, JR.** and **MARY H. ANGLE**, husband and wife (hereinafter, collectively, "Grantor") do hereby grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), together with all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving said Property; provided, however, that this conveyance is expressly made subject to those matters more particularly set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

**TO HAVE AND TO HOLD** unto the Grantee and its successors and assigns forever.

Grantor hereby covenants with Grantee that said Property is free from encumbrances made by Grantor, and except for the Permitted Encumbrances, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

Pursuant to and in accordance with § 40-22-1, *Code of Alabama* (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Marcus E. Angle, Jr. and Mary H. Angle 5025 Castle Creek Court Plano, Texas 75093
Grantee's Name and Mailing Address:	Jacksonville State University Foundation, Inc. Rock House 700 Pelham Road North

	Jacksonville, AL 36265
Property Address:	Tax Parcel No. 14-7-26-0-000-003.008
Date of Conveyance:	December <u>26</u> , 2020
Assessor's Market Value:	\$44,680.
The Assessor's Market Value can be verified in:	Tax Assessor's Records

*[Signatures appear on following page]*

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of this 26 day of December, 2020.

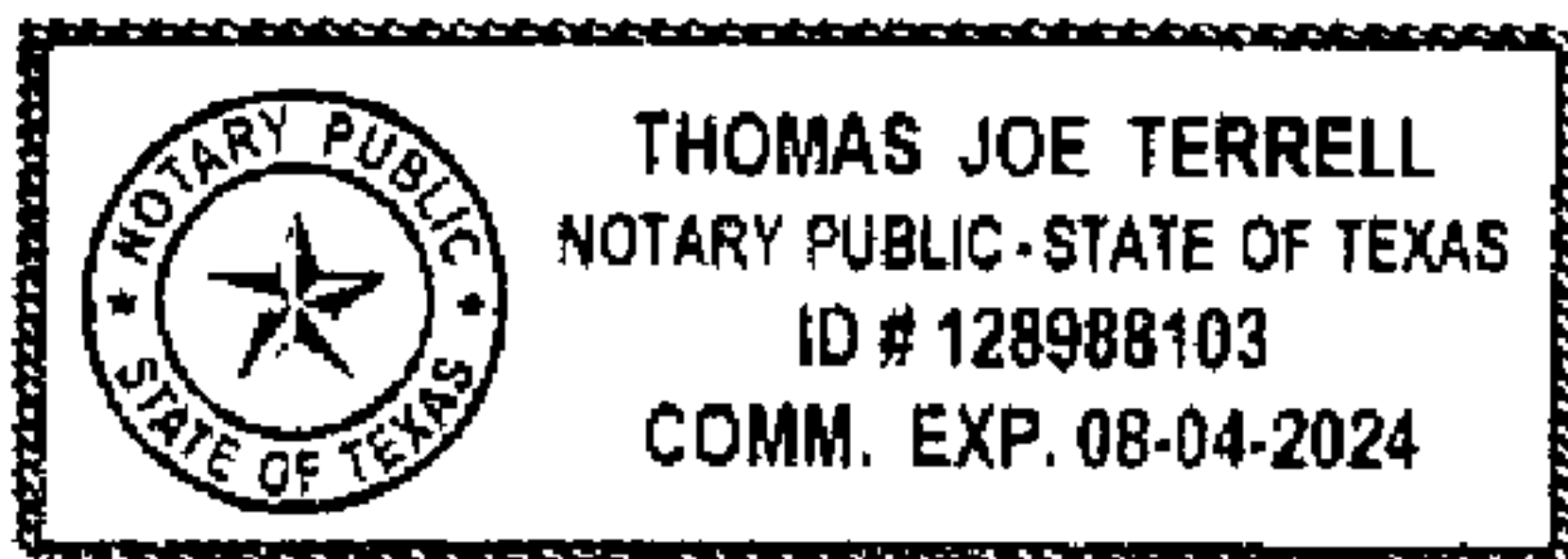
**GRANTOR:**

Marcus E. Angle, Jr.  
MARCUS E. ANGLE, JR.  
Mary H. Angle  
MARY H. ANGLE

STATE OF Texas )  
COUNTY OF Dallas )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Marcus E. Angle, Jr., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of December, 2020.

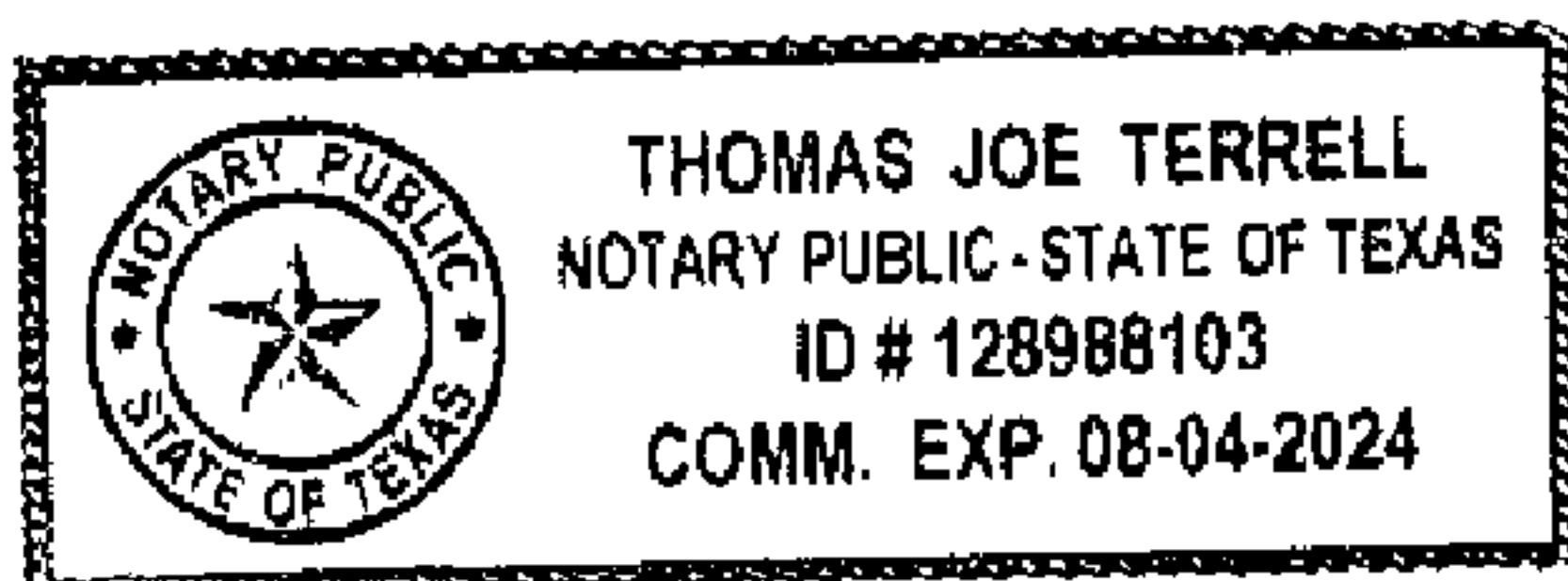


Thomas Joe Terrell  
Notary Public  
My Commission Expires: 08-04-2024

STATE OF Texas )  
COUNTY OF Dallas )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary H. Angle, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of December, 2020.



Thomas Joe Terrell  
Notary Public  
My Commission Expires: 08-04-2024

**EXHIBIT "A"**

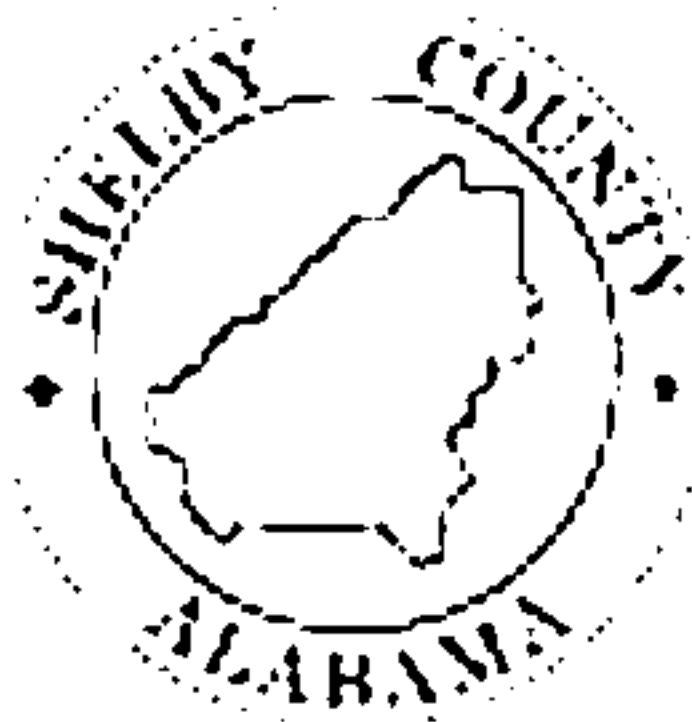
**Description of Property**

Commence at the SW Corner of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence N02°32'48"W, a distance of 688.38' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 50.00'; thence N88°38'46"E, a distance of 1549.06'; thence S00°07'47"E, a distance of 50.00'; thence S88°38'46"W, a distance of 1546.95' to the POINT OF BEGINNING.

**EXHIBIT "B"**

**Permitted Encumbrances**

1. Taxes for the year 2021 and for subsequent years which are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 222, Page 112.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2021 07:53:59 AM  
\$79.00 CHERRY  
20210104000000030

*Allie S. Bayl*