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1684

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of a gift and other good and valuable consideration, in hand paid by the SHELBY COUNTY BOARD OF EDUCATION, Shelby County, Alabama (hereinafter referred to as "GRANTEE"), to the undersigned, 2154 TRADING CORPORATION, a corporation (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents donate, grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama:

[description of property]

SEE EXHIBIT A



19781012000137420 1/3 \$.00
Shelby Cnty Judge of Probate, AL
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Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1978.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights-of-way, reservations, agreements, restrictions and setback lines of record.
5. A restriction against the use of a thirty foot (30') wide strip of land within and along the boundary line of the above-described property, prohibiting the use of said strip for the parking of vehicles thereon and for the construction of any improvements thereon above the surface of the land, except for access roads, it being the intention of the parties that said strip shall be maintained for scenic purposes as a "green strip" or buffer zone for the mutual benefit and protection of the GRANTEE and GRANTOR, their successors or assigns.

TO HAVE AND TO HOLD unto GRANTEE, its successors or assigns, subject to the condition that the above-described property will

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revert back to GRANTOR, its successors or assigns, and said greenbelt restriction will simultaneously terminate, on the occurrence of either of the following events: (1) if substantial school construction has not begun within three years after the date hereof; or (2) if the property is ever used for any purpose other than the operation of a school.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by its duly authorized officer, effective on this the 28th day of September, 1978.

Witnesses:

2154 TRADING CORPORATION

Martha J. Beebe

By

C. E. Hayes
Its VICE PRESIDENT

Frances H. Dunn

Date Executed: 9/28/78

GEORGIA
STATE OF ~~ALABAMA~~)

COUNTY OF DEKALB)

I, Patricia A. Tomlin, a Notary Public in and for said County in said State, hereby certify that C. E. Hayes, whose name as Vice President of 2154 Trading Corporation, a corporation, 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 this the 28th day of September, 1978.

Patricia A. Tomlin
Notary Public

My commission expires: Notary Public Georgia State at Large
My Commission Expires 2-17-81

19781012000137420 2/3 \$.00
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REGISTERED-LICENSED LAND SURVEYORS - SERVING YOU SINCE 1911

BETHEL W. WHITSON CO., INC.

JOHN C. GUSTIN, III PRES.

808 MASSEY BUILDING
BIRMINGHAM, ALABAMA 35203

TELEPHONE
252-0234

EXHIBIT A

STATE OF ALA. SHELBY CO.

Rec. 4/8
Ind 1/2
55

1978 OCT 12 PM 12:00

JUDGE OF PROBATE

DESCRIPTION OF PROPOSED SCHOOL SITE, INVERNESS:

A part of the NE 1/4 of the NW 1/4 and NW 1/4 of the NE 1/4 and SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4 of said section and run West along the North line of said 1/4-1/4 section 893.33 feet to a point on the Easterly right-of-way of Valley Dale Road, thence turn an angle left of 62°03'50" and run Southwesterly along said Easterly right-of-way 669.58 feet to the point of curve of a curve to the left (said curve having a radius of 2824.79' and a central angle of 13°14'10") and run Southwesterly along the arc of said curve 403.60' to the point of beginning. Thence continue along arc of said curve in a Southwesterly direction 248.97' to point of tangent, thence continue along said tangent 125.64' to the point of curve of a curve to the right (said curve having a radius of 2188.59' and a central angle of 6°25'23") and run Southwesterly along arc of said curve 245.35' to the Northwest corner of Alabama Power Company Substation (recorded D.B. 297, Page 58) thence turn an angle left of 89°29'23" to tangent of said curve and run Easterly along Northerly line of substation 204.94'; thence an angle right of 90° and run Southerly 210.0', thence an angle right of 90° and run Westerly 213.16' to point of Easterly right-of-way of Valley Dale Road, thence turn an angle left of 85°00'23" to tangent of a curve to the right (said curve having a radius of 2188.59' and a central angle of 7°01'34") and run in a Southwesterly direction along the arc of said curve 268.39' to the point of tangent, thence continue along said tangent 242.29'. Thence turn an angle left of 90° and run Southeasterly 700.00', thence an angle left of 99°00' and run Northeasterly 1441', thence an angle left 90°00' and run Northwesterly 713.54' to the point of beginning. Subject to an easement for Ingress and Egress to property South of proposed school site and adjacent to Valley Dale Road, said easement being described as follows: Commence at the NE Corner of NW 1/4 of NE 1/4 of Section 1, Tp 19 South, Range 2 West and run West along North line of said 1/4-1/4 section 893.33' to Easterly line of Valley Dale Road, thence an angle left of 62°03'50" and run Southwesterly along said right-of-way 669.58' to point of curve to the left (said curve having a radius of 2824.79' and a central angle of 13°14'10") and run Southwesterly along arc of said curve 652.57' to point of tangent, thence continue along said tangent 126.64' to point of curve of a curve to the right, (said curve having a radius of 2188.59' and a central angle of 18°57'10") and run Southwesterly along the arc of said curve 723.96' to point of tangent, thence continue along said tangent 142.29' to point of beginning of said easement. Thence continue in a Southwesterly direction and along easterly right-of-way of Valley Dale Road 100', thence an angle left of 90° and run southeasterly 100', thence an angle left of 90° and run Northeasterly 100', thence an angle left of 90° and run Northwesterly 100' to point of beginning.

PROPERTY BOUNDARIES ESTABLISHED • TOPOGRAPHICAL, MORTGAGE AND CONSTRUCTION LOAN SURVEYS • LANDS SUBC



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