

Send Tax Notice To:
North Shelby County Library District
7030 Meadowlark Drive
Birmingham, Alabama 35242

This instrument was prepared by:
LINDSEY J. ALLISON
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1997-00383

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Shelby County, Alabama, a political subdivision of the State of Alabama**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **NORTH SHELBY COUNTY LIBRARY DISTRICT, a public corporation originated pursuant to Constitutional Acts No. 88-258** (herein referred to as Grantees, whether one or more) in fee simple without the previous right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at a concrete monument found at the center of Section 31, Township 18 South, Range 1 West. Run thence South 89 degrees 12' 24" East for 848.96 feet to the Point of Beginning; continue South 89 degrees 12' 24" East for 436.00 feet to the west right of way of Shelby County Highway Number 495; run thence South 0 degrees 22' 05" East along said west right of way for 200.0 feet; run thence North 89 degrees 12' 24" West for 436.00 feet; run thence North 0 degrees 22' 05" West for 200 feet to the Point of Beginning. Said land being in Section 31, Township 18 South, Range 1 West of the Huntsville Principle Meridian, Shelby County, Alabama and containing 2 acres.

Subject to Protective Covenants for the Meadows-Business Center recorded in the Probate Office of Shelby County, Alabama, Book 46 Page 718-737, and amended in Book 51, Page 109 and further amended in Book 19, Page 413.

THE PREVIOUS GRANTOR, SHELBY COUNTY, ALABAMA, HEREBY WAIVES, RELEASES AND DISCHARGES ANY AND ALL REVERSIONARY INTEREST REFERENCING RESTRICTIVE USE OF LAND FOR LIBRARY PURPOSES ONLY PREVIOUSLY CREATED BY A DEED FROM DANTRACT, INC. TO THE PREVIOUS GRANTOR, SHELBY COUNTY, ALABAMA, DATED DECEMBER 31, 1986 AND RECORDED AT BOOK 107, PAGE 986, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND FURTHER RE-ADOPTED IN A SUBSEQUENT DEED FROM GRANTOR, SHELBY COUNTY, ALABAMA, TO GRANTEE, NORTH SHELBY COUNTY LIBRARY DISTRICT, AND RECORDED AT

01/06/1997-00383
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCD 22.00

BOOK 303, PAGE 643, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SUCH WAIVER, RELEASE AND DISCHARGE INCLUDES NOT ONLY THE ABOVE REFERENCED TWO (2) RECORDED DEEDS AND THEIR REVISIONARY INTEREST BUT ALSO ANY ATTACHED CONDITIONS OF REVERSION AND ANY CORRESPONDING CONTRACTS.

SEE ATTACHED EXHIBIT "A" - RELEASE

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, its heirs, successors, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Chairman, who is authorized to execute this conveyance, hereto set its signature and seal, this the 9 day of December, 1996.8Y

SHELBY COUNTY, ALABAMA, A POLITICAL
SUBDIVISION OF THE STATE OF ALABAMA

BY: Donald Armstrong
Donald Armstrong
Commission Chairman

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Armstrong, whose name as Commission Chairman of Shelby County, Alabama, a political subdivision of the State of 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 County.

Given under my hand and official seal, this the 9th day of Dec., 19 96.

Gloria H. Lucas
Notary Public

My commission expires: 2-12-99

EXHIBIT "A"

RELEASE

KNOW ALL MEN BY THESE PRESENTS, That I, Charles W. Daniel, President of DANTRACT, Inc., hereby release and forever discharge Shelby County, Alabama a political subdivision of the State of Alabama, and North Shelby County Library District, a public corporation, their agent(s), successors and assigns, of and from any and all reversionary interest created in an original deed dated December 31, 1986 and recorded in Book 107, Page 986, in the Office of the Judge of Probate of Shelby County, Alabama.

In witness whereof I have hereunto set my hand, this 5 day of November, 1996.

Martha B. Allison
WITNESS

Charles W. Daniel
Charles W. Daniel
President, DANTRACT, Inc.

ACCEPTANCE OF DEED

The Grantee herein, hereby accepts this deed and all conditions herein and agrees to be bound by and comply with all of the terms and conditions of the deed from Dantract, Inc. to Shelby County, recorded at Book 107, Page 386, in the Office of the Judge of Probate of Shelby County, Alabama.

This the 13 day of December, 1996.

**NORTH SHELBY COUNTY LIBRARY DISTRICT,
A PUBLIC CORPORATION**

BY: Ann M. Tharpe
Its Chairman
Ann M. Tharpe, Board of Trustees

Inst # 1997-00383

-3-

01/06/1997-00383
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 KCD 22.00