

This Instrument was prepared by:

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Send Tax Notice to:

Shelby County, Alabama  
and the County Board of  
Education of Shelby  
County, Alabama

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) and other good and valuable consideration, in hand paid by Shelby County, Alabama, a political subdivision of the State of Alabama, and the County Board of Education of Shelby County, Alabama, (GRANTEE) receipt of which is hereby acknowledged, the City of Hoover, Alabama, an Alabama municipal corporation, (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

See Exhibit "A", attached hereto.

Subject to the following:

Right of way in favor of Alabama Power Company recorded in Volume 133, Page 595, Volume 186, Page 222 and Volume 101, Page 541.

The City makes no warranties with regard to mineral and mining rights in and to the property conveyed herein, but hereby conveys any such rights it may own.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And the said GRANTOR, does for itself and for its successors

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and assigns, covenant with the said GRANTEE, its successor and assigns, that it is lawfully seized in fee simple of said Premises, and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, Frank S. Skinner, Jr., Mayor of the City of Hoover, Alabama, who is duly authorized, has hereunto set his hand and seal, this the 24<sup>th</sup> day of April, 1997.

THE CITY OF HOOVER, ALABAMA  
an Alabama Municipal Corporation

By: [Signature]  
FRANK S. SKINNER, JR.  
Its Mayor

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank S. Skinner, Jr., Mayor of the City of Hoover, Alabama, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this the day, that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily for and as the act of the corporation, with full authority to do so, on the day the same bears date.

Given under my hand and seal this 24<sup>th</sup> day of April, 1997.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 2-1-2000



## EXHIBIT "A"

## LEGAL DESCRIPTION

Commence at the Southwest corner of the Northwest 1/4 of Section 23, Township 19 South, Range 2 West in Shelby County, Alabama, thence run Easterly along the South line of said 1/4 Section 2,124.90 feet to a point on said 1/4 line; thence turn 98 degrees 02 minutes left and run Northwesterly 440 feet, more or less, to a point in the center of Cahaba Valley Creek (also known as Bishop Creek), said point being the point of beginning of the property herein described; thence turn 180 degrees 00 minutes and run Southeasterly to the Northerly right of way line of Cahaba Valley Road; thence turn right and run in a generally Westerly direction along said right of way line to the intersection of said right of way line with the West line of said Section 23; thence turn right and run Northerly along said West line of Section 23 to a point on said West line that is 811.84 feet Southward from the Northwest Corner of said Section 23; thence turn 135 degrees 03 minutes 12 seconds right and run Southeasterly along the common line of the property herein described and the G. S. Cross and N. L. Cross property to a point in the center of Cahaba Valley Creek; thence along the center of said Cahaba Valley Creek in a generally Easterly direction to the point of beginning.

Also all that part of the Northeast 1/4 of Southeast 1/4 of Section 22, Township 19 South, Range 2 West, lying East of the following described line:

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 2 West, run North along the East boundary of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 2 West for 100.1 feet to a point on the North right of way line of the Cahaba Valley Road; thence turn an angle of 112 degrees 25 minutes to the left and run Southwesterly along the North right of way line of said road 88.6 feet to a point, which is the point of beginning of said line; thence turn 112 degrees 45 minutes to the right and run along a fence on said made line and an extension of said fence or made line a distance of 465 feet to a point in the center of Bishop Creek, which point is 534 feet North and 54 feet West of the Southeast corner of Northeast 1/4 of Southeast 1/4 of said Section 22.

All situated in Shelby County, Alabama.

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