

SEND TAX NOTICE TO:

Name: County Board of Education of
Shelby County, Alabama
Address: 410 East College Street
Columbiana, AL 35051

Inst # 1997-41255

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIX HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$635,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Neil P. Damron and wife, Kathryn E. Damron** (herein referred to as grantors) do grant, bargain, sell and convey unto **County Board of Education of Shelby County, Alabama** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of December, 1997.

 (SEAL)
Neil P. Damron

 (SEAL)
Kathryn E. Damron

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil P. Damron and wife, Kathryn E. Damron 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 and official seal this 19th day of December, 1997.


Notary Public

12/19/1997-41255
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

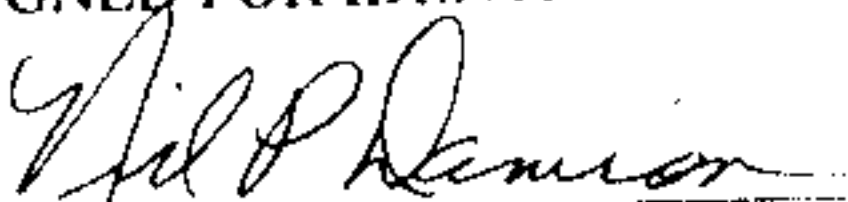
EXHIBIT "A"


Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 2 West, of Shelby County, Alabama; run thence South 00 degrees 35 min. 25 sec. West along the East line of said NW 1/4 for 297.05 feet; run thence South 01 degrees 25 min. 08 sec. East along the West line of Lot 3 of Indian Trail Estates for 122.56 feet; run thence South 36 degrees 19 min. 25 sec. East along the West line of said Lot 3 for 107.68 feet; run thence South 36 degrees 16 min. 55 sec. East for 243.28 feet to the Point of Beginning; run thence South 55 degrees 11 min. 58 sec. West for 2.36 feet; run thence South 39 degrees 29 min. 05 sec. East along old fence line for 95.54 feet; run thence South 44 degrees 19 min. 59 sec. East along said fence for 31.09 feet; run thence South 44 degrees 26 min. 31 sec. East along said fence for 75.66 feet; run thence South 39 degrees 05 min. 43 sec. East along said fence for 23.99 feet; run thence South 31 degrees 51 min. 13 sec. East along said fence for 46.36 feet; run thence South 40 degrees 24 min. 50 sec. East along said fence for 29.49 feet; run thence South 25 degrees 55 min. 32 sec. East along said fence for 44.95 feet; run thence South 34 degrees 16 min. 06 sec. East along said fence for 97.14 feet; run thence South 39 degrees 25 min. 43 sec. East along said fence for 64.60 feet; run thence South 42 degrees 59 min. 26 sec. East along said fence for 33.98 feet; run thence South 38 degrees 03 min. 33 sec. West for 13.81 feet; run thence South 36 degrees 20 min. 10 sec. East for 235.98 feet to the Northwestern right of way of Shelby County Highway Number 29; run thence North 25 degrees 11 min. 28 sec. East along said Northwestern right of way for 679.73 feet; run thence North 88 degrees 59 min. 52 sec. West for 751.52 feet to the Point of beginning. Said land being in the SW 1/4 of NE 1/4 and NW 1/4 of SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 236, page 846, Deed Book 176, page 382 and Deed Book 186, page 222 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 216, page 183 in Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 355, page 241 in Probate Office.

SIGNED FOR IDENTIFICATION:


Neil P. Damron


Kathryn E. Damron

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SHELBY COUNTY JUDGE OF PROBATE
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