

\$120,000.00

TITLE NOT EXAMINED

This instrument was prepared by:
Frank C. Galloway III
Attorney at Law
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
The County Board of Education of
Shelby County, Alabama

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of the desire of the grantor to make a charitable contribution to grantee herein, which desire is acknowledged and which contribution is hereby accepted, I,

Virginia Maddox

(herein referred to as Grantor) do grant, bargain, sell and convey unto

The County Board of Education of Shelby County, Alabama

(herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the northwest corner of the northeast quarter of the southwest quarter of Section 22, Township 19 south, Range 2 west, Shelby County, Alabama and run thence South 53°37'34" East 649.63' to a point; Thence run North 56°37'35" East 185.00' to a point; Thence run North 53°37'34" West 846.00' more or less to a point; Thence run South 00°18'37" East 221.00' more or less to the point of beginning, containing 3.0 acres.

Subject to: (1) 1998 ad valorem taxes not yet due and payable and
(2) all public utility easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD Unto the said Grantee, its officers, directors, agents, successors, and assigns, forever.

This property does not constitute the homestead of Grantor or her spouse, this conveyance is a gift from Grantor to Grantee.

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

IN WITNESS WHEREOF, I have set my hand and seal, this 20th day of February, 1998.

WITNESS:

STATE OF ALABAMA)
JEFFERSON COUNTY)

(Seal)

Virginia Maddox

02/23/1998-05755
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 10.50

I, Frank C. Galloway III, a Notary Public in and for said County, in said State, hereby certify that Virginia Maddox whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 1997.

Notary Public: Frank C. Galloway III
My Commission Expires: 11-15-01

Inst # 1998-05799