

SEND TAX NOTICE TO:

County Board of Education of Shelby County

410 East College Street

Columbiana, AL 35051

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

Inst # 1998-20026

06/01/1998-20026
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 15.50

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-seven Thousand Five Hundred and No/100 Dollars (\$67,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Daniel D. Walton and wife, Teria C. Walton** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **County Board of Education of Shelby County** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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

Grantee shall not clear the vegetation north of the "clearing limits" shown on Exhibit "B" attached hereto except Grantee shall have the right but not the duty to remove or cut from time to time any dead or diseased trees deemed by Grantee to create a hazard or dangerous condition.

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 (we) have hereunto set my hand(s) and seal(s), this 1st day of June, 1998.

Daniel D. Walton (SEAL)
Daniel D. Walton

Teria C. Walton (SEAL)
Teria C. Walton

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel D. Walton** and wife, **Teria C. Walton**, 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 1st day of June, 1998.

Paula Head
Notary Public

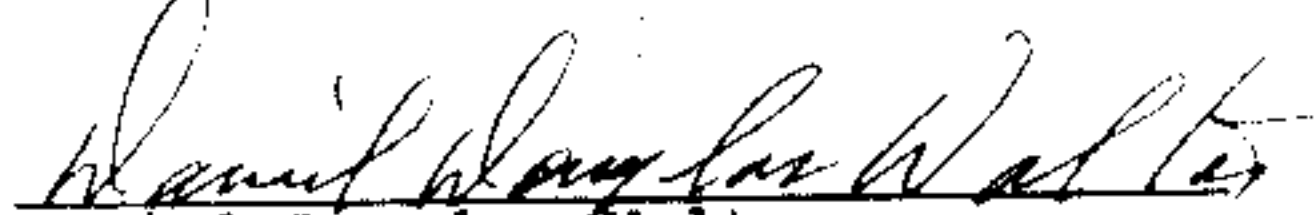
EXHIBIT "A"


Commence At the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 2 West, of Shelby County, Alabama; run thence South 00 Degrees 35 Minutes 25 Seconds West along the East line of said Northwest Quarter for 297.05 feet to the Point of Beginning; run thence South 01 Degree 25 Minutes 08 Seconds East along the West line of Lot 3 of Indian Trail Estates for 122.56 feet; run thence South 36 Degrees 19 Minutes 25 Seconds East along the West line of said Lot 3 for 107.68 feet; run thence North 56 Degrees 17 Minutes 12 Seconds East along the South line of said Lot 3 for 183.48 feet; run thence South 72 Degrees 16 Minutes 55 Seconds East along the South line of said Lot 3 for 215.05 feet; run thence North 24 Degrees 42 Minutes 11 Seconds East along the East line of said Lot 3 for 147.18 feet; run thence North 85 Degrees 23 Minutes 19 Seconds West for 487.38 feet to the Point of Beginning. Said land being in the Southwest Quarter of the Northeast Quarter 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 to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 539 in Probate Office.
3. Agreement with Alabama Power Company as to underground cables recorded in Real 224, page 576 in Probate Office.

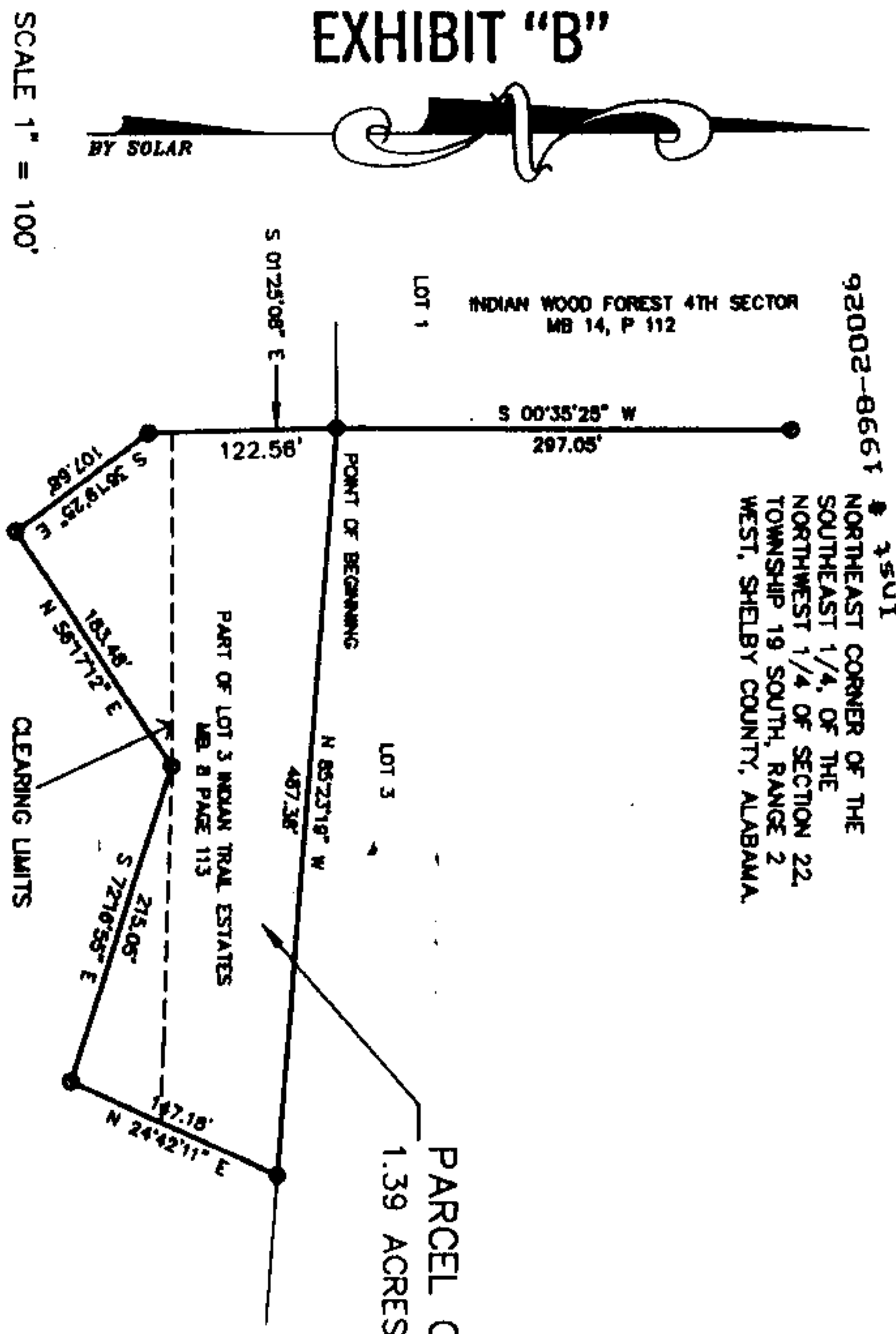
SIGNED FOR IDENTIFICATION:


Daniel Douglas Walton


Teria C. Walton

COM FOR
55.51
OF PROBATE
DECEASED
92002-8661/10/90

EXHIBIT "B"



LEGEND

- IRON OR CAPPED REBAR FOUND
- CAPPED REBAR SET

NOTE:

NO FIXED INTERIOR IMPROVEMENTS
LOCATED.

BOUNDARY SURVEY FOR
SHELBY COUNTY BOARD OF
EDUCATION

CERTIFICATION

I hereby state that all parts of the survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Joe E. McKinley
Alabama Registration No: 12362

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 2 West, of Shelby County, Alabama; run thence South 00 Degrees-35 Minutes-25 Seconds West along the East line of said Northwest Quarter for 297.05 feet to the Point of Beginning; run thence South 01 Degree-25 Minutes-08 Seconds East along the West line of Lot 3 of Indian Trail Estates for 122.56 feet; run thence South 36 Degree-18 Minutes-25 Seconds East along the West line of said Lot 3 for 107.68 feet; run thence North 56 Degree-17 Minutes-12 Seconds East along the South line of said Lot 3 for 183.48 feet; run thence South 72 Degree-16 Minutes-55 Seconds East along the South line of said Lot 3 for 215.05 feet; run thence North 24 Degree-42 Minutes-11 Seconds East along the East line of said Lot 3 for 147.18 feet; run thence North 85 Degree-25 Minutes-19 Seconds West for 487.38 feet to the Point of Beginning. Said land being in the Southwest Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and containing 1.39 acres.

DAVID
VOLKERT
& ASSOCIATES, INC.

2009 HIGHLAND AVENUE
BIRMINGHAM, ALABAMA 35205
(205) 923-5556

DATE OF FIELD SURVEY: 28 MAY 1998