

VALUE: \$260,000⁰⁰ ~~75~~

SEND TAX NOTICE TO:

University of Montevallo Foundation

Montevallo, Alabama 35115

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

Inst. # 1998-51647

12/28/1998-51647
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 12.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the donation of the hereinafter described property and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Arthur P. Bolton, III** and wife, **Cathy J. H. Bolton** (herein referred to as Grantor, whether one or more), grant, bargain, and convey unto **University of Montevallo Foundation**, an Alabama non-profit corporation (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW corner of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West; thence S 0 deg 29'09" E a distance of 1079.58'; thence S 88 deg 33' 08" E a distance of 330.08'; thence S 0 deg. 28' 25" E a distance of 631.01'; thence S 60 deg 13' 59" E a distance of 53.28'; thence S 46 deg 16' 29" E a distance of 134.37'; thence S 48 deg 15' 00" E a distance of 112.26' to the northerly R.O.W. (80') of County Road #24 and a point on a curve to the right having a radius of 1383.11', a central angle of 10 deg 00' 52" and subtended by a chord which bears N 82 deg 07' 51" E a chord distance of 241.44'; thence along the arc of said curve a distance of 241.75' to the end of said curve; thence N 87 deg 08' 17" E and along said R.O.W. a distance of 68.54'; thence N 89 deg 20' 33" E and along said R.O.W. a distance of 338.31'; thence N 21 deg 29' 02" W and leaving said R.O.W. a distance of 819.97'; thence N 68 deg 30' 45" E a distance of 402.53' to the westerly (R.O.W. 60') of Stage Coach Road; thence N 21 deg 29' 15" W and along said R.O.W. a distance of 165.00'; thence S 87 deg 41' 52" W and leaving said R.O.W. 426.18'; thence N 21 deg 29' 62" W a distance of 561.09'; thence S 74 deg 05' 51" W a distance of 40.07'; thence N 12 deg 35' 04" W a distance of 471.81'; thence N 27 deg 49' 23" W a distance of 655.86'; thence N 01 deg 26' 16" W a distance of 1040.92'; thence N 86 deg 12' 01" W a distance of 122.27'; thence N 0 deg 08' 15" E a distance of 887.31'; thence N 88 deg 38' 59" W a distance of 332.34'; thence S 0 deg 07' 47" W a distance of 2663.91'; thence S 88 deg 59' 24" E a distance of 331.93' to the POINT OF BEGINNING. Containing 61.26 acres, more or less.

EXPRESSION OF GRANTOR'S PURPOSE IN CONVEYING HEREIN DESCRIBED PROPERTY: Without restricting in any way the legal ability of the Grantee herein to convey or encumber the herein conveyed property, the Grantors express that this property is being conveyed to Grantee with the hope that said real property may be: (1) held in perpetuity by the Grantee and used by the Grantee and the University of Montevallo in connection with its academic mission and program; and (2) maintained in its natural state to the greatest extent reasonably possible, consistent with the orderly and effective administration of the Grantee and the University of Montevallo and its academic program and the effective maintenance and use of the said real property for these purposes.

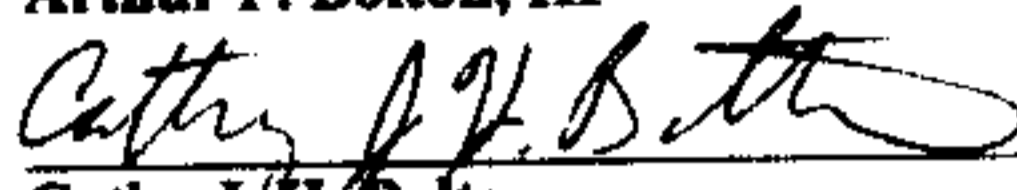
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 28th day of December, 1998.



Arthur P. Bolton, III (SEAL)



Cathy J. H. Bolton (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Arthur P. Bolton and wife, Cathy J. H. Bolton**, 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 28 day of December, 1998.



Notary Public

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