

This instrument was prepared by:  
Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

Grantee's address:  
410 E. College St.  
Columbiana, AL 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Million Forty-three Thousand Five Hundred and no/100 DOLLARS (\$1,043,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Gladys Martin Game, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Shelby County Board of Education (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 in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the northeast corner of the southeast quarter of the northwest quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence westerly along the north line of subject quarter-quarter a distance of 1330.02 feet to the northwest corner of same said quarter-quarter section; thence turn a deflection angle of 90 deg. 50 min. 16 sec. left and run southerly along the west line of the southeast quarter of the northwest quarter and the northeast quarter of the southwest quarter a distance of 1735.93 feet to a point that is 900.0 feet north of and along the west line of the northeast quarter of the southwest quarter from the southwest corner; thence turn a deflection angle of 76 deg. 30 min. 41 sec. left and run southeasterly a distance of 156.86 feet to a point on an existing fence line; thence turn a deflection angle of 77 deg. 34 min. 31 sec. left and run northeasterly three (3) inches west of and parallel to existing fence line a distance of 414.54 feet to a point; thence turn a deflection angle of 99 deg. 50 min. 31 sec. right and run southeasterly three (3) inches north of and parallel to existing fence line a distance of 425.30 feet to a point on the westerly right of way line of Shelby County Road or Highway No. 33 in a curve to the right; thence turn a deflection angle of 70 deg. 24 min. 07 sec. left to chord and run northeasterly along the chord of said curve a chord distance of 159.81 feet to a point at the intersection of said right of way line of said Highway No. 33 and the westerly right of way line of Interstate Highway No. 65 (I-65); thence turn

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a deflection angle of 24 deg. 36 min. 31 sec. left from chord and run northeasterly along the said westerly right of way line of I-65 Highway a distance of 572.19 feet to a point; thence turn a deflection angle of 12 deg. 28 min. 06 sec. left and continue northeasterly along same said right of way line a distance of 492.23 feet to a point; thence turn a deflection angle of 8 deg. 45 min. 10 sec. left and continue along said right of way line a distance of 435.77 feet to a point marking the intersection of the subject right of way line with the east line of the southeast quarter of the northwest quarter of same said Section 7; thence turn a deflection angle of 9 deg. 17 min. 33 sec. left and run northerly along the said east line of said quarter-quarter section a distance of 148.94 feet to the point of beginning.

Subject to the following:


1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, page 385, and Deed Book 201, page 529, in the Probate Office of Shelby County, Alabama.
2. Right(s)-of-Way granted to Shelby County, Alabama, by instrument(s) recorded in Deed Book 205, page 94, in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises not owned by Grantor, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 315, pages 355 and 357, in the Probate Office of Shelby County, Alabama.
4. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.
5. Less and except any portion of said property obtained by the State of Alabama in Case No. 19-276 and a decree of condemnation in Lis Pendens 42-172, in the Probate Office of Shelby County, Alabama.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant

and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 11th day of January, 1999.

  
Gladys Martin Game


STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gladys Martin Game, unmarried, whose names 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 11th day of January, 1999.



  
Notary Public

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