

This Instrument was prepared by:
Thomas J. Thornton
1119 Willow Run Road
Birmingham, Alabama 35209

Inst # 2001-01395

01/12/2001-01395
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
WARRANTY DEED 15.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the acceptance of the donation made herein and One and 00/100 Dollars (\$1.00) in hand paid by the BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA, (GRANTEE) receipt of which is hereby acknowledged, THOMAS J. THORNTON AND PATRICK A. THORNTON, Tenants In Common (GRANTOR) do grant, donate and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, with a restricted use for two primary school buildings as further described and conditioned herein; and being more particularly described as follows:

Part of the SE 1/4 of Section 31, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 2" capped pipe being the locally accepted southeast corner of said Section 31, run in a westerly direction along the south line of said Section for a distance of 1328.70 feet to an existing 2" capped pipe; thence turn an angle to the left of 0 degrees 15 minutes 08 seconds and run in a westerly direction along the south line of said section for a distance of 911.50 feet; thence turn an angle to the right of 90 degrees and run in a northerly direction for a distance of 48.92 feet; thence turn an angle to the right of 77 degrees 45 minutes 38 seconds and run in a northeasterly direction for a distance of 147.54 feet to a point of curve, said curve being concave in a southerly direction and having a central angle of 14 degrees 13 minutes 31 seconds and a radius of 571.06 feet; thence turn an angle to the right and run in a northeasterly and easterly direction along the arc of said curve for a distance of 141.78 feet to the point of ending of said curve; thence run in an easterly direction along a line tangent to the end of said curve for a distance of 20.11 feet to the point of beginning of a new curve, said newest curve being concave in a northwesterly direction and having a central angle of 34 degrees 25 minutes 37 seconds and a radius of 272.08 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 163.49 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 191.62 feet to the point of beginning of a third curve, said third curve being concave in a northwesterly direction and having a central angle of 13 degrees 15 minutes 37 seconds and a radius of 442.61 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 102.43 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 248.82 feet to the point of beginning of a new curve, said newest curve being concave in a southeasterly direction and having a central angle of 24 degrees 59 minutes 01 seconds and a radius of 366.22 feet; thence turn an angle to the right and run in a northeasterly direction along the arc of said curve for a distance of 159.69 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 12.07 feet to the point of beginning of a new curve, said latest curve being concave in a northwesterly direction and having a central angle of 31 degrees 51 minutes 26 seconds and a radius of 345.35 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 192.02 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 1302.67 feet to the point of beginning of another curve, said curve being concave in a northwesterly direction and having a central angle of 37 degrees 06 minutes 32 seconds and a radius of 481.06 feet; thence turn an angle to the left and run in a northeasterly and northerly direction along the arc of said curve for a distance of 311.57 feet to the point of ending of said curve; thence run in a northerly direction along a line tangent to the end of said curve for a distance of 490.39 feet; thence turn an angle to the right of 90 degrees and run in an easterly direction for a distance of 99.28 feet, more or less, to a point on the east line of said Section

31; thence turn an angle to the right of 88 degrees 00 minutes 04 seconds and run in a southerly direction along the east line of said section for a distance of 1179.45 feet to an existing 3-1/2" capped iron pipe being the locally accepted northeast corner of the SE 1/4 of the SE 1/4 of said Section 31; thence turn an angle to the left of 0 degrees 06 minutes 58 seconds and run in a southerly direction along the east line of said SE 1/4 of SE 1/4 of said Section 31 for a distance of 1325.51 feet, more or less, to the point of beginning. Containing 41.58 acres, more or less.

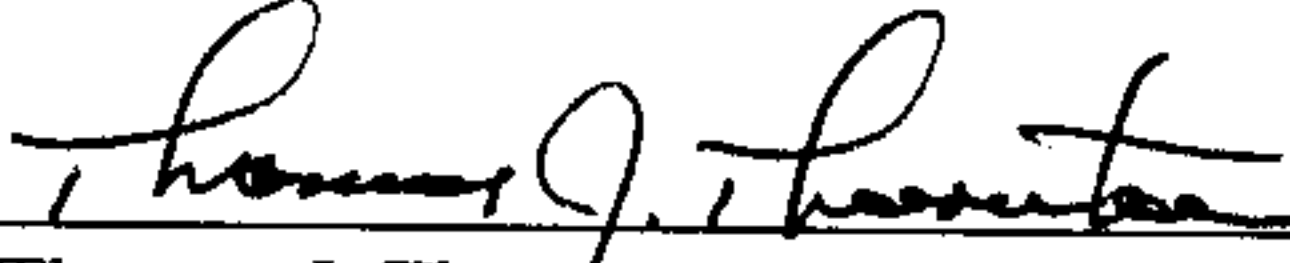
Subject to:

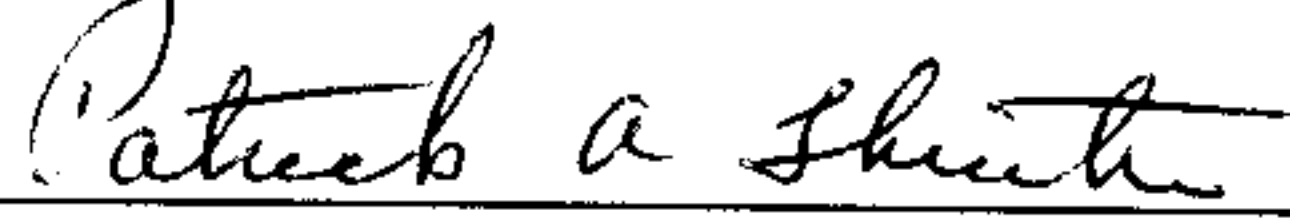
1. Such easements as may exist over, upon or across said land for roads and utilities.
2. A restricted use for two primary school buildings. Primary School Buildings shall mean a permanent elementary school building and a permanent middle school building whose primary purpose and function is to provide classroom instruction for students, together with related facilities and structures such as parking lots and playing fields used in support of said elementary and middle schools.
3. GRANTEE does hereby covenant and agree that no access for ingress-egress for vehicular traffic shall ever be granted to adjoining property along the east boundary and/or the south boundary of the above parcel herein conveyed. This covenant shall run with the land and be binding on the above parcel conveyed forever.

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

And the said GRANTOR does for themselves and for their successors and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said Premises, and that they have a good right to grant and convey the aforesaid property, that they will and their successors and assigns, shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR, have hereunto set their hands and seals, this 11th day of JANUARY, 2000.


 (SEAL)
Thomas J. Thornton

 (SEAL)
Patrick A. Thornton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton and Patrick A. Thornton, 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11th day of January, 2000.


Notary Public

My Commission expires July 8, 2001
Inst # 2001-01395
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: July 8, 2001
CONDEED THRU NOTARY PUBLIC UNDERWRITERS

schstede

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01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 15.00