THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
The Board of Education of the State of Alabama

20051003000512110 1/1 $12.00
Shelby Cnty Judge of Probate,AL
10/03/2005 08:03:44AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight Hundred Thirty-One Thousand and 00/100 ($831,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **City of Hoover,** a municipality, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **The Board of Education of the State of Alabama**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land being a part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 2 West, and a part of the southeast 1/4 of the Southeast 1/4 of Section 10, Township 19 South, Range 2 West, more particularly described as follows:
Begin at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 2 West, and run South along the West line of said 1/4 1/4 Section for a distance of 662.98 feet; thence turn an interior angle to the right of 90 deg. 44 min. 21 sec. and run in an Easterly direction for a distance of 507.53 feet to a point on the Northwestern most right of way of Valleydale Road; thence turn an interior angle to the right of 134 deg. 25 min. 17 sec. and run in a Northeasterly direction along said right of way for a distance of 667.93 feet; thence leaving said right of way turn an interior angle to the right of 89deg. 55 min. 59 sec. and run in a Northwesterly direction for a distance of 482.47 feet; thence turn an interior angle to the right of 89 deg. 53 min. 19 sec. and run in a Southwesterly direction for a distance of 554.03 feet; thence turn an interior angle to the right of 270 deg. 00 min. 00 sec. and run in a Northwesterly direction for a distance of 351.85 feet to the point of beginning.
All being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, City of Hoover, a municipality, by and through its Mayor, has hereunto set its hand and seal this the 13th day of September, 2005.

City of Hoover, a municipality

By: Tony Petelos
Its: Mayor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tony Petelos**, whose name as Mayor of **City of Hoover**, a municipality, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such mayor and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 10-26-2006