

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
David R. Aiken
Station 6215
Montevallo, Alabama 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED


20080303000085880 1/1 \$301.00
Shelby Cnty Judge of Probate, AL
03/03/2008 02:10:27PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Eighty Nine Thousand Nine Hundred And 00/100 Dollars (\$289,900.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Lee R. Binion, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **The University of Montevallo Foundation** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Parcels of land located in the NW 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Parcel I

Commence at the NW corner of the NW 1/4 of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet to the point of beginning; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet; thence North 79 degrees, 50 minutes, 32 seconds East a distance of 267.94 feet; thence South 10 degrees, 07 minutes, 17 seconds East a distance of 95.53 feet; thence North 79 degrees, 43 minutes, 02 seconds East a distance of 18.44 feet; thence North 17 degrees, 23 minutes, 19 seconds West a distance of 279.27 feet; thence South 74 degrees, 05 minutes, 51 seconds West a distance of 283.28 feet to the point of beginning.

Parcel II

Commence at the NW corner of the NW 1/4 of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet to the point of beginning; thence continue along the last described course a distance of 404.84 feet; thence North 87 degrees, 41 minutes, 52 seconds East a distance of 446.54 feet to the West R.O.W. line of Stage Coach Road (Prescriptive R.O.W.); thence North 21 degrees, 29 minutes, 15 seconds West a distance of 370.07 feet; thence South 79 degrees, 43 minutes, 02 seconds West a distance of 181.27 feet; thence North 10 degrees, 07 minutes, 17 seconds West a distance of 95.53 feet; thence South 79 degrees, 50 minutes, 32 seconds West a distance of 267.94 feet to the point of beginning.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

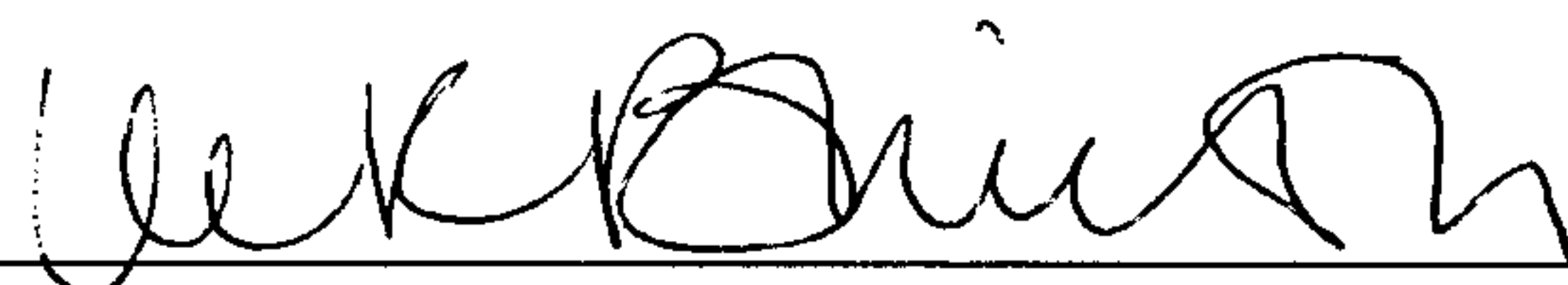
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs 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 they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **26th** day of **February, 2008**.

Shelby County, AL 03/03/2008
State of Alabama

Deed Tax: \$290.00

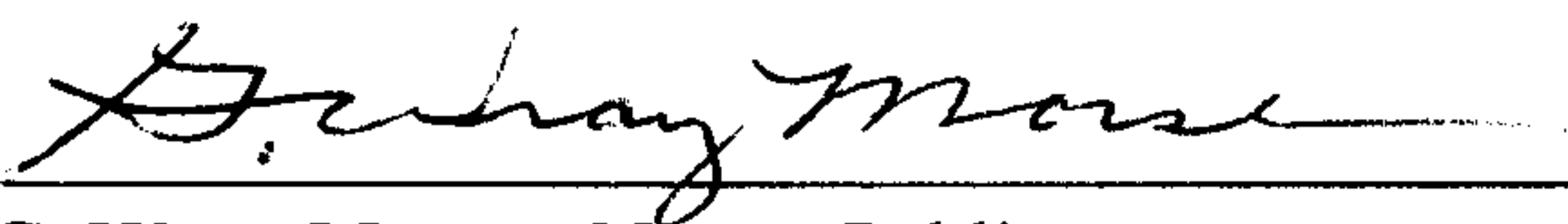


Lee R. Binion

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Lee R. Binion**, whose name 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 the **26th** day of **February, 2008**.



G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**