

20100831000281220 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/31/2010 03:45:11 PM FILED/CERT

This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:
P.O. Box 1910
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned GRANTOR, the City of Calera, Alabama, a municipal corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and the exchange of like kind property of equal value, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the Shelby County Board of Education (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in Shelby County, Alabama:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 3 and run South $00^{\circ} 03' 35''$ West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 393.03 feet to the point of beginning of the tract of land herein described; thence continue South $00^{\circ} 03' 35''$ West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 487.24 feet; thence run South $00^{\circ} 05' 05''$ West for 680.70 feet to a point on the North right-of-way line of Shelby County Road No. 20, said point being the point of beginning of a non-tangent curve to the right, of which the radius point lies South $38^{\circ} 16' 35''$ East, a radial distance of 6,519.29 feet; thence run Northeasterly along said arc and along said right-of-way, through a central angle of $09^{\circ} 53' 09''$, a distance of 1,124.83 feet; thence run North $29^{\circ} 38' 46''$ West for 609.99 feet; thence run North $88^{\circ} 09' 19''$ West for 635.70 feet to the point of beginning. Said tract of land containing 694,823 square feet of 15.95 acres. According to the survey and plat of Jeff D. Arrington, PLS #18664, dated July 13, 2006.

The above-described property is shown on the boundary survey plat attached hereto.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Mayor, Jon Graham, who is authorized to execute this conveyance has hereto set its signature and seal, this the 16th day of August, 2010.

ATTEST:

Conne B. Paytr
Clerk

City of Calera, Alabama

by Jon Graham
Jon Graham, as its Mayor

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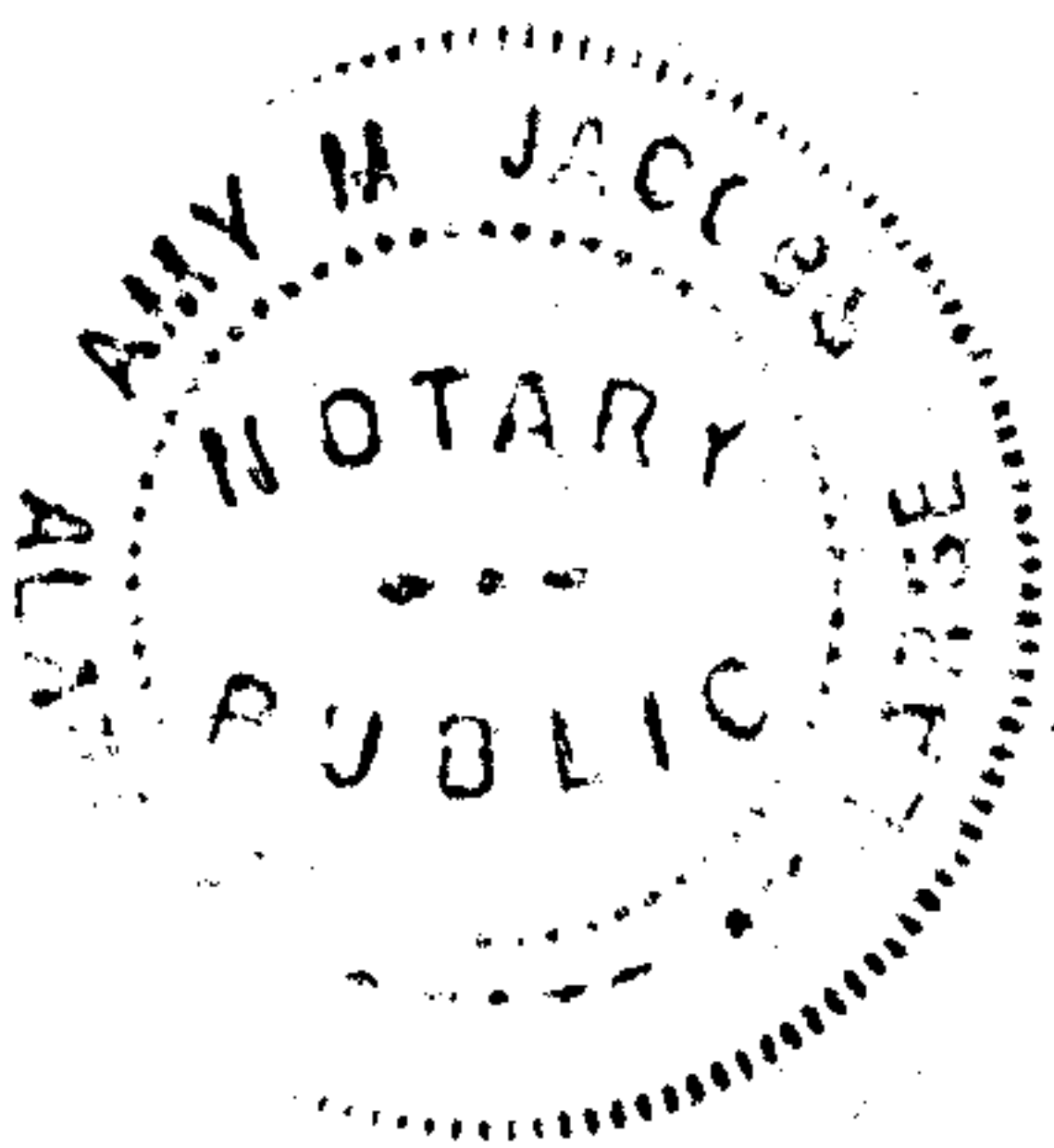
STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jon Graham, whose name as Mayor of the City of Calera, Alabama, a municipal corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 16th day of August, 2010.

Amy M. Jacobs
Notary Public





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