

This instrument was prepared without  
benefit of title evidence by:  
William R. Justice  
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:  
10947 Hwy 25  
Calera, AL 35040

## 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 Shelby County Board of Education, a statutory county board of education (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 City of Calera, Alabama (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in Shelby County, Alabama:

A parcel of land located in the Section 3 and Section 4, Township 24 North, Range 13 East, more particularly described as follows:

Commence at the Northeast corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 24 North, Range 13 East, said point also being the Northeast corner of Dunwar Estates, as recorded in Map Book 3, page 154, in the Probate Office of Shelby County, Alabama; thence in a Southerly direction along the Easterly line of said Dunwar Estates a distance of 880.00 feet to the Southeasterly corner of said Dunwar Estates; thence  $94^{\circ} 54' 32''$  right in a Northwesterly direction and along the Southerly line of said Dunwar Estates a distance of 1320.00 feet to the Southwesterly corner of said Dunwar Estates; thence  $94^{\circ} 59' 57''$  left in a Southerly direction a distance of 416.47 feet to the Point of Beginning; thence  $86^{\circ} 00' 51''$  right, in a Southwesterly direction, a distance of 812.92 feet; thence  $89^{\circ} 05' 43''$  left, in a Southerly direction, a distance of 953.60 feet to a point on the Northerly right of way of Shelby County Hwy. #20, said point also being on a curve having a radius of 1340.83 feet and a central angle of  $07^{\circ} 50' 42''$ ; thence  $92^{\circ} 16' 17''$  left to chord of said curve and right of way line in a Northeasterly direction and along arc of said curve to the right a distance of 183.59 feet to the end of said curve; thence in an Easterly direction along a line tangent from said curve a distance of 657.13 feet; thence  $91^{\circ} 38' 54''$  left, in a Northerly direction, a distance of 978.66 feet; thence  $91^{\circ} 12' 41''$  left in a Southwesterly direction a distance of 27.40 feet to the Point of Beginning. Containing 18.53 acres more or less. According to the survey and plat of Robert Reynolds, RPS #25657, dated October 12, 2004.

The above-described property is shown as Parcel "C" on the property line map 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 Superintendent, Randy Fuller, who is

authorized to execute this conveyance has hereto set its signature and seal, this the 5<sup>th</sup> day of August, 2010.

Shelby County Board of Education

by Randy Fuller  
Randy Fuller, as its Superintendent

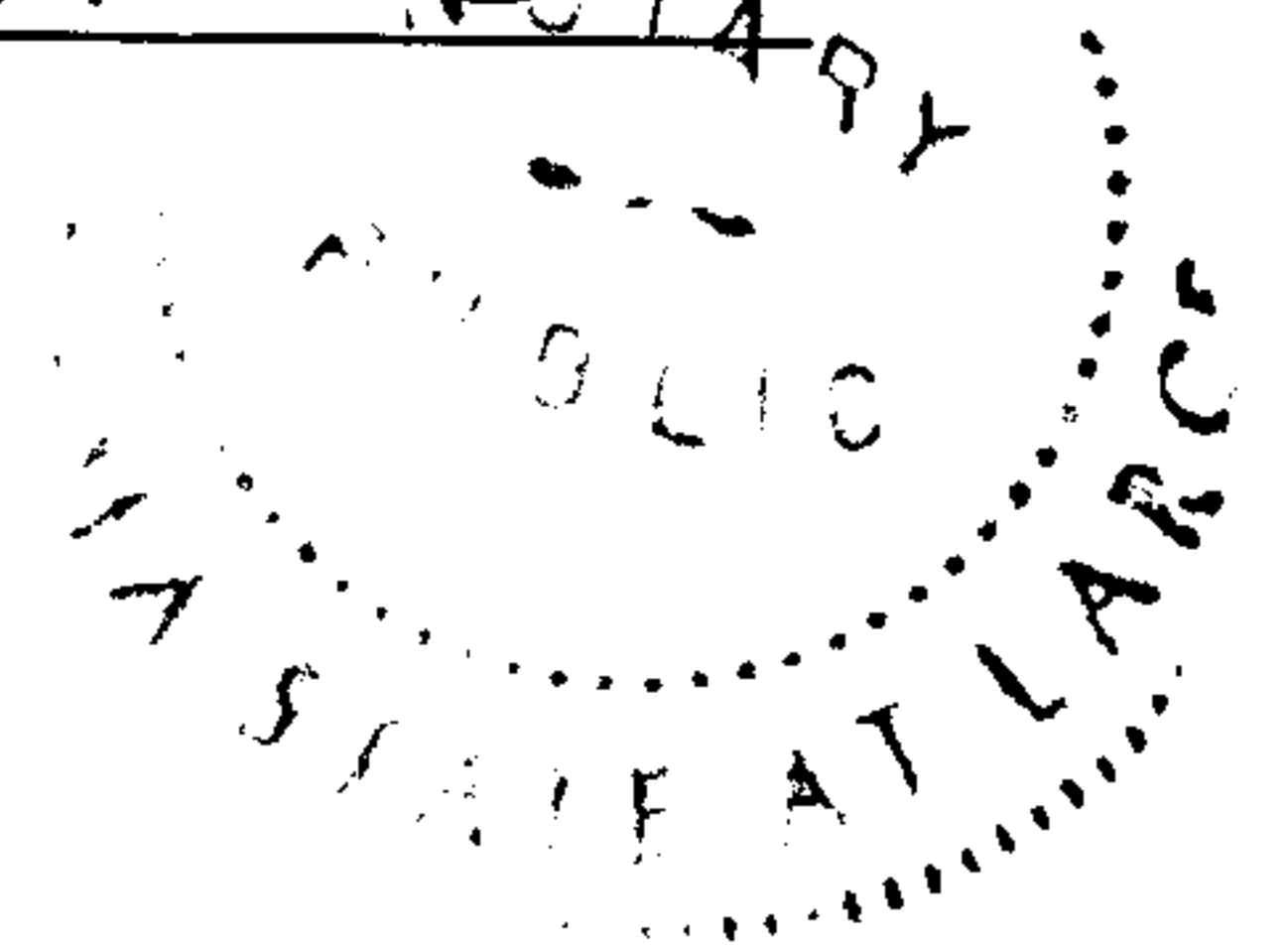
STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy Fuller, whose name as Superintendent of the Shelby County Board of Education, a statutory county board of education, 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 board of education.

Given under my hand and official seal, this the 5<sup>th</sup> day of August, 2010.

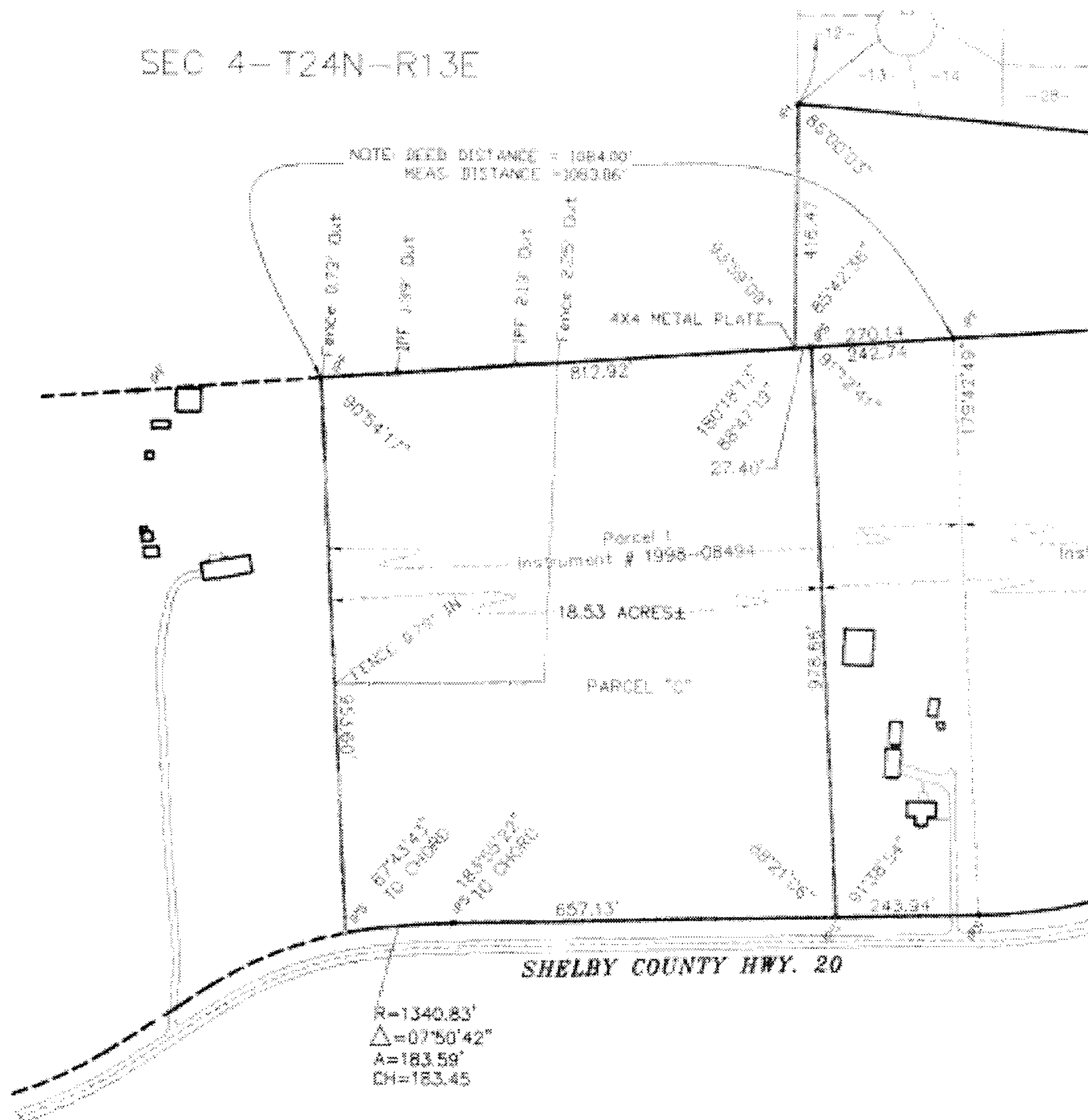
Sharon A. Lee  
Notary Public



20100831000281230 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
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SEC 4-T24N-R13E



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Shelby Cnty Judge of Probate, AL  
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