


This instrument was prepared by:  
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Haskell Slaughter Young & Rediker, LLC  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203

Send Tax Notice to:  
Shelby County Board of Education  
P. O. Box 1919  
Columbiana, AL 35051

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

  
20110309000078930 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/09/2011 02:53:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned Grantor, **SHELBY ACADEMY, INC.**, an Alabama nonprofit corporation (herein referred to as "Grantor") in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the **BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A".

Subject to:


1. Ad Valorem taxes due and payable October 1, 2011, and subsequent years which are not yet due and payable.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 174; Deed Book 177, Page 353; and Deed Book 108, Page 376 in the Probate Office of Shelby County.
3. Right of Way granted to Shelby County as recorded in Deed Book 174, Page 111 in the Probate Office of Shelby County.

Grantee hereby covenants and agrees that the property herein conveyed shall be used for educational purposes for twenty (20) years from the date hereof. The foregoing use restriction shall expire and terminate without further action of the parties upon the expiration of twenty (20) years from the date hereof. Grantor hereby specifies that the provisions of this restrictive covenant shall constitute a covenant running with the land and shall be binding upon the Grantee, its tenants, licensees, and permittees, and all subsequent purchasers and owners of the real property described herein, together with their grantees, and their tenants, and permittees, successors, heirs, executors, administrators and assigns, for such twenty (20) year period.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

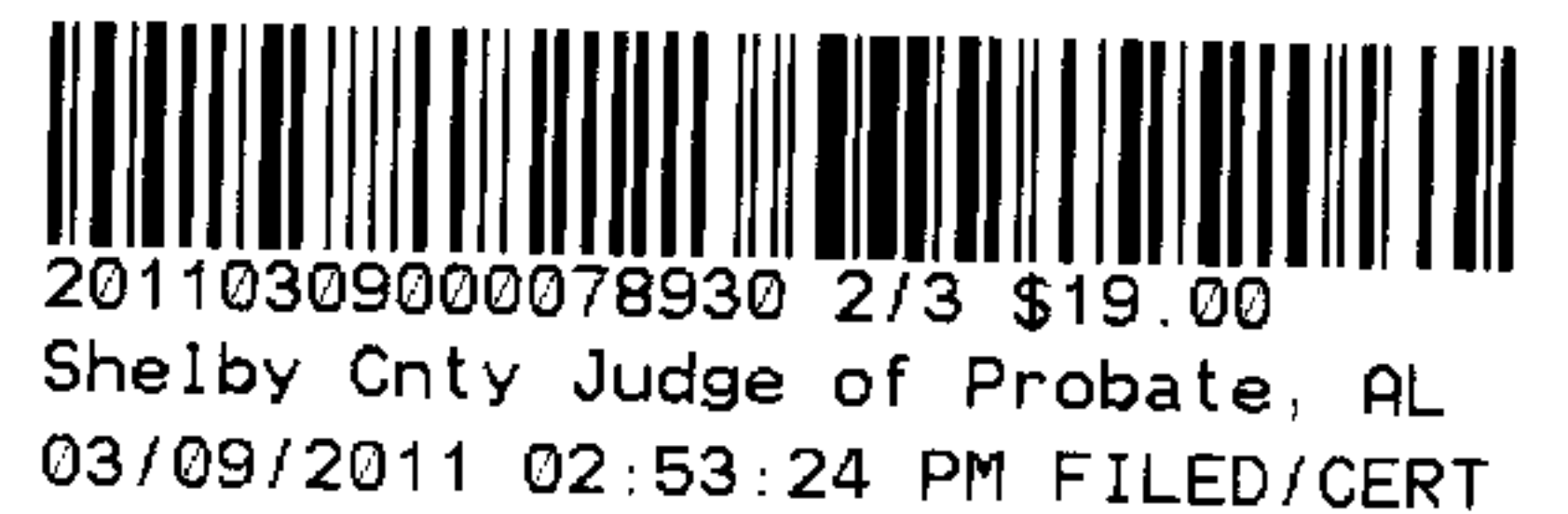
IN WITNESS WHEREOF, the said Grantor by Connie Jones, its President, who is authorized to execute this conveyance, hereto sets her signature and seal, this the 25<sup>th</sup> day of February, 2011.

SHELBY ACADEMY, INC.

By:   
Connie Jones  
Its President

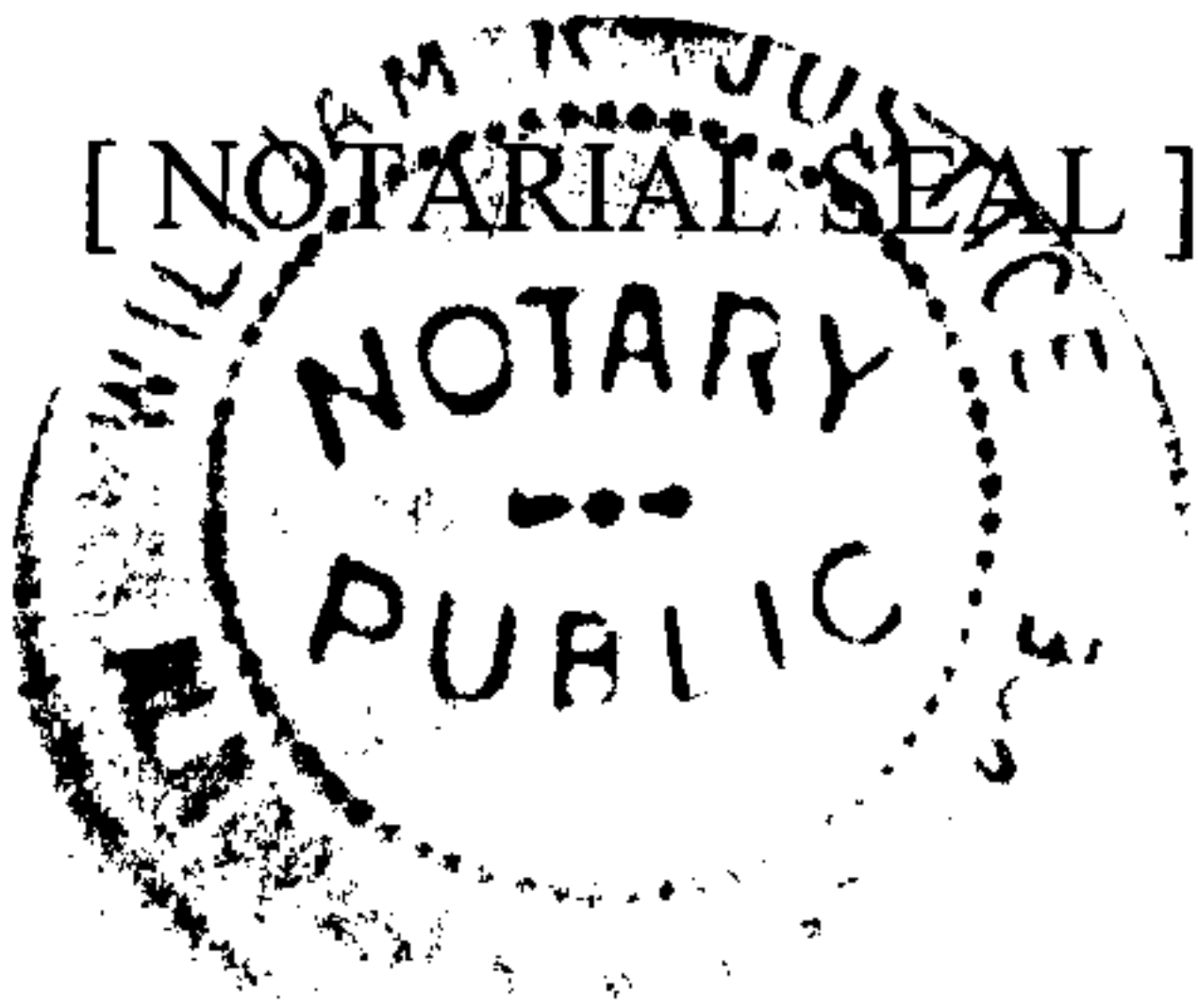


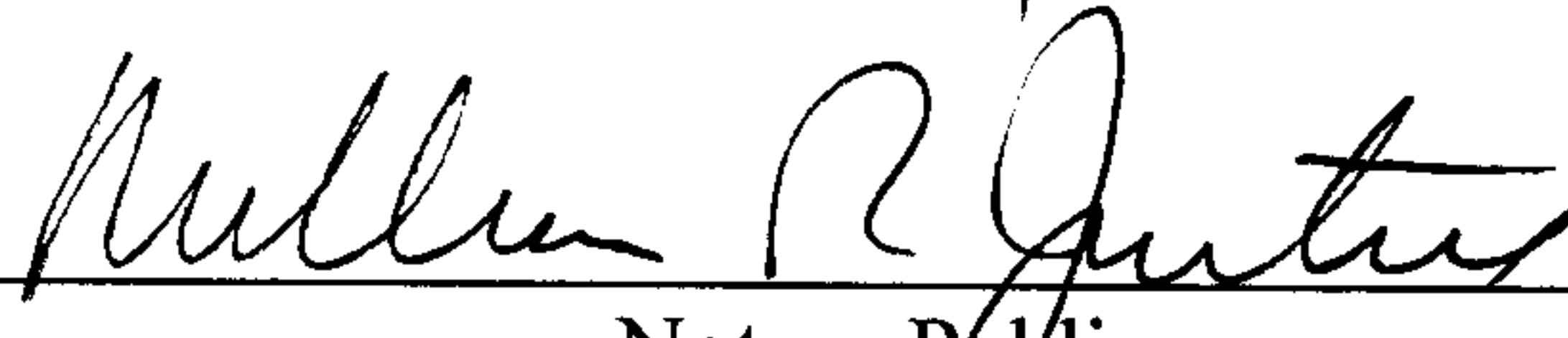
STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )



I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Connie Jones, whose name as President of Shelby Academy, Inc., an Alabama nonprofit 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, she as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal, this 25<sup>th</sup> day of February, 2011.



  
Notary Public

Print Name: William R. Justice

My Commission Expires: 9/12/11



## EXHIBIT A

A parcel of land located in the Southeast Quarter and the Southwest Quarter of Section 6, Township 22 South, Range 2 West, being more particularly described as follows:

Begin at the most southwesterly corner of Lot 21 of Sunnydale Estates, Third Sector, as recorded in Map Book 7, Page 78 in the office of the Judge of Probate in Shelby County, Alabama; thence turn an interior angle to the left from the westerly line of said Lot 21 of 81 degrees 29 minutes 42 seconds and run in a westerly direction 191.03 feet; thence a deflection angle right of 91 degrees 13 minutes 43 seconds in a northeasterly direction 610.68 feet; thence a deflection angle left 95 degrees 53 minutes 14 seconds in a southwesterly direction 277.69 feet; thence a deflection angle right 95 degrees 44 minutes 21 seconds in a northeasterly direction 1157.50 feet; thence a deflection angle right 90 degrees 03 minutes 58 seconds in a easterly direction 526.23 feet; thence a deflection angle left 95 degrees 51 minutes 05 seconds in a northwesterly direction 742.34 feet to a point on the southerly right of way line of Shelby County Highway Number 22, said point also being on a curve having a radius of 1114.03 feet and a central angle of 2 degrees 48 minutes 30 seconds; thence a deflection angle right 66 degrees 18 minutes 39 seconds to the chord of said curve in a northeasterly direction along the arc of said curve to the right an arc distance of 54.61 feet; thence an interior angle to the left from the last described chord of said arc 66 degrees 18 minutes 39 seconds and run in a southeasterly direction 773.76 feet; thence a deflection angle left of 11 degrees 33 minutes 37 seconds in a southeasterly direction 66.17 feet; thence a deflection angle left of 47 degrees 13 minutes 49 seconds in a southeasterly direction 34.73 feet; thence a deflection angle left of 24 degrees 36 minutes 57 seconds in a easterly direction 84.63 feet; thence a deflection angle left of 01 degrees 59 minutes 15 seconds in a easterly direction 155.82 feet; thence a deflection angle right 00 degrees 55 minutes 29 seconds in a easterly direction 132.75 feet; thence a deflection angle right of 08 degrees 58 minutes 55 seconds in a southeasterly direction 59.99 feet; thence a deflection angle right of 12 degrees 29 minutes 57 seconds in a southeasterly direction 85.27 feet; thence a deflection angle right 63 degrees 01 minutes 50 seconds in southeasterly direction 361.91 feet; thence a deflection angle right 01 degrees 49 minutes 11 seconds southeasterly direction 559.16 feet to a point on the northerly line of Lot 8 of Sunnydale Estates First and Second Sectors as recorded in Map Book 7, Page 75, in the office of the Judge of Probate in Shelby County, Alabama; thence a deflection angle right of 88 degrees 41 minutes 58 seconds in a westerly direction along the northerly line of said Sunnydale Estates First and Second Sector and said Sunnydale Estates Third Sector 500.59 feet to a break point on the northerly line of Lot 23 in said Sunnydale Estates Third Sector; thence a deflection angle left of 42 degrees 36 minutes 42 seconds in a southwesterly direction and along the northwesterly lines of Lots 23 and 22 of said Sunnydale Estates Third Sector 470.36 feet to a point on the end of the right of way line of Doyle Drive; thence a deflection angle left of 41 degrees 30 minutes 13 seconds in a southerly direction 67.24 feet to the end of said right of way line, said point being the northwesterly corner of Lot 21 of said Sunnydale Estates Third Sector; thence a deflection angle left 09 degrees 14 minutes 47 seconds in a southeasterly direction 238.13 feet to the P.O.B.

According to the survey of Robert Reynolds, Surveyor Al. Reg. No. 25657, dated January 3, 2011.