

This instrument was prepared by:
William R. Justice
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:

P.O. Box 1910
Columbiana, AL 35051

LIMITED LIABILITY PARTNERSHIP STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-five Thousand and no/100 Dollars (\$145,000.00) to the undersigned Grantor, JTJG, LLP, an Alabama limited liability partnership (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 County Board of Education of Shelby County, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in part of the Southeast quarter of Section 22, Township 21 South, Range 1 West, and the Northeast quarter of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Section 22; thence run in a westerly direction along the South line of said section for a distance of 66.26 feet; thence leaving said South line, turn a deflection angle of 94 degrees 32 minutes 18 seconds to the right and run in a northerly direction for a distance of 31.42 feet to an iron pin set; thence turn an interior angle of 89 degrees 09 minutes 18 seconds to the right and run in a westerly direction for a distance of 99.75 feet to the POINT OF BEGINNING; thence turn a deflection angle of 89 degrees 08 minutes 08 seconds to the left and run in a southerly direction for a distance of 157.94 feet to a found Weygand capped rebar; thence turn an exterior angle of 90 degrees 17 minutes 47 seconds to the right and run in an easterly direction for a distance of 17.48 feet to a found Weygand capped rebar; thence turn an exterior angle of 269 degrees 53 minutes 24 seconds to the right and run in a southerly direction for a distance of 142.05 feet to a found Weygand capped rebar; thence turn an exterior angle of 271 degrees 27 minutes 59 seconds to the right and run in a westerly direction for a distance of 16.42 feet to an iron pin set; thence turn an exterior angle of 88 degrees 58 minutes 42 seconds to the right and run in a southerly direction for a distance of 51.90 feet to a found Weygand capped rebar; thence turn an exterior angle of 90 degrees 16 minutes 13 seconds to the right and run in an easterly direction for a distance of 12.39 feet to a found Weygand capped rebar; thence turn an interior angle of 89 degrees 49 minutes 43 seconds to the left and run in a southerly direction for a distance of 39.14 feet to a found Weygand capped rebar; thence turn an interior angle of 87 degrees 11 minutes 12 seconds to the left and run in a westerly direction for a distance of 89.86 feet to a found ½" rebar; thence turn an exterior angle of 168 degrees 57 minutes 47 seconds to the right and run in a southwesterly direction for a distance of 125.62 feet to a found ½" rebar; thence turn an exterior angle of 174 degrees 50 minutes 02 seconds to the right and run in a southwesterly direction for a distance of 40.24 feet to a found ½" rebar and the point of commencement of a curve to the left, said curve having a radius of 354.41 feet, a central angle of 36 degrees 47 minutes 32 seconds, an exterior angle of 146 degrees 35 minutes 08 seconds to the right to chord of said curve for a chord distance of 223.69 feet; thence

run along arc of said curve for a distance of 227.58 feet to a found ½" rebar; thence turn an exterior angle of 333 degrees 11 minutes 15 seconds to the right from chord of said curve and run in a northeasterly direction for a distance of 75.22 feet to an iron pin set; thence turn an exterior angle of 175 degrees 44 minutes 42 seconds to the right and run in a northeasterly direction for a distance of 58.93 feet to an iron pin set and the point of commencement of a tangent curve to the right, said curve having a radius of 118.00 feet, a central angle of 57 degrees 21 minutes 31 seconds, a chord distance of 113.26 feet; thence run along arc of said curve for a distance of 118.13 feet to an iron pin set; thence run along a line tangent to said curve and run in a northeasterly direction for a distance of 112.13 feet to an iron pin set; thence turn an exterior angle of 108 degrees 52 minutes 37 seconds to the right and run in a northerly direction for a distance of 315.61 feet to an iron pin set; thence turn an interior angle of 90 degrees 18 minutes 03 seconds to the left and run in an easterly direction for a distance of 183.83 feet to the POINT OF BEGINNING.

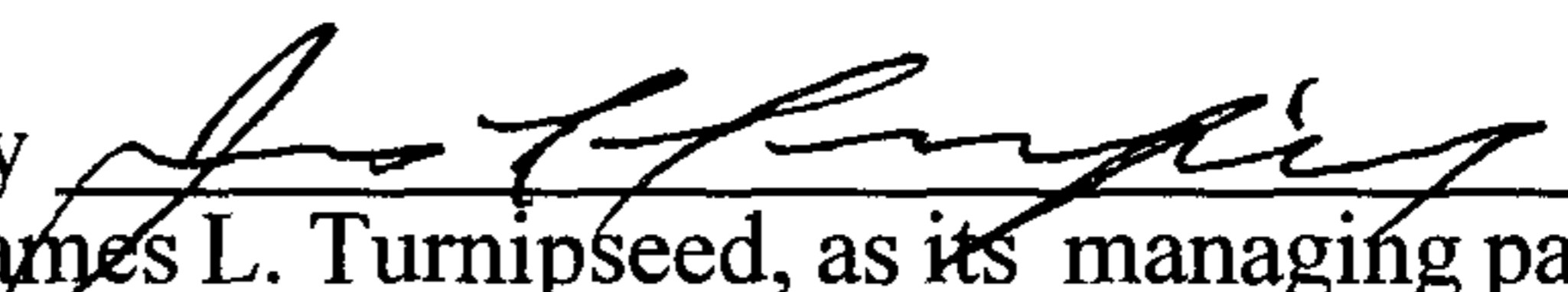
According to the survey of Gonzalez-Strength & Associates, Inc., dated August 5, 2011.

Subject to ad valorem taxes for current and subsequent years, and all existing easements, restrictions, limitations, covenants, and conditions, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEE and it successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its managing partner, James L. Turnipseed, who is authorized to execute this conveyance has hereto set its signature and seal, this the 15th day of November, 2011.

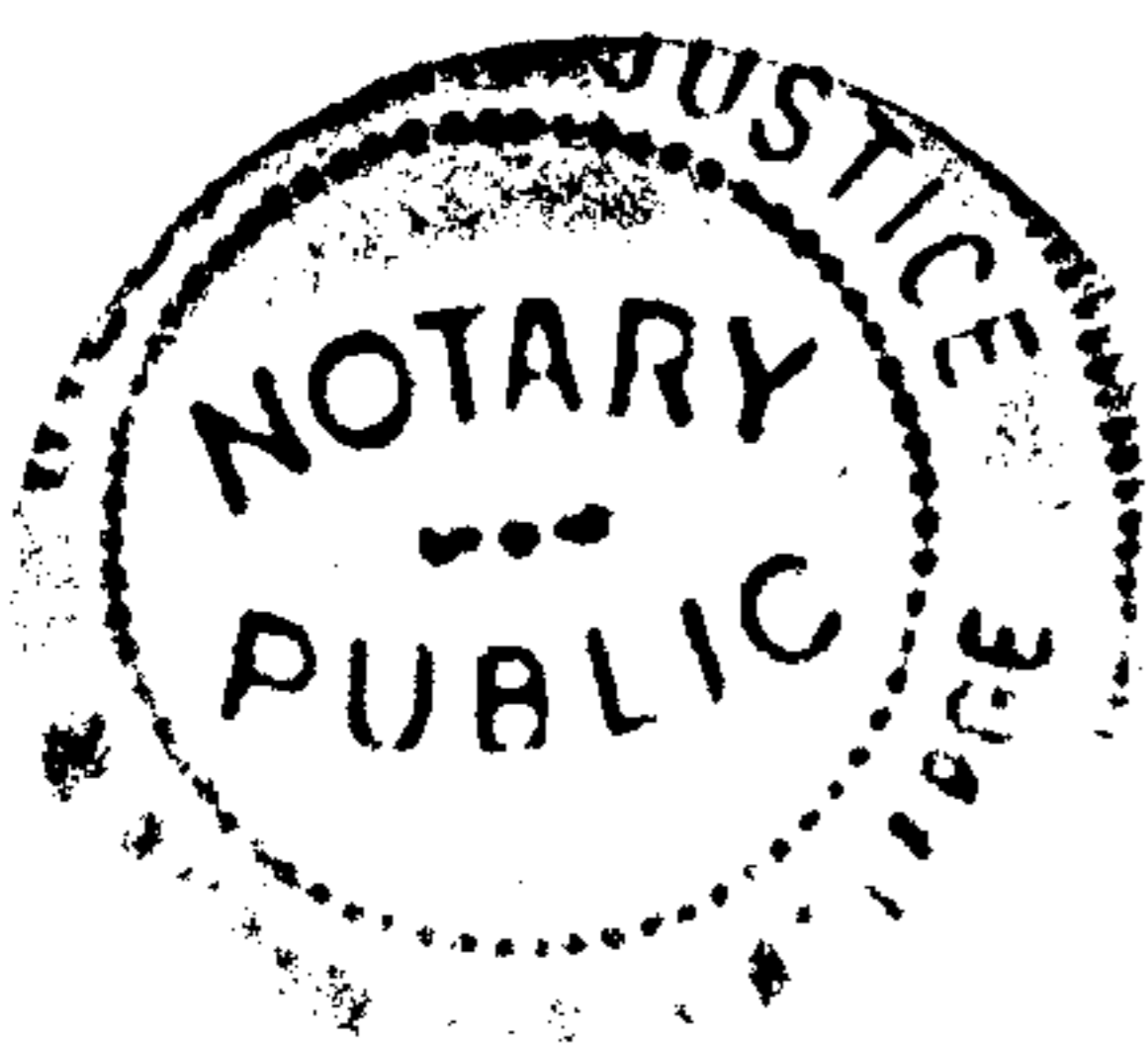
JTJG, LLP

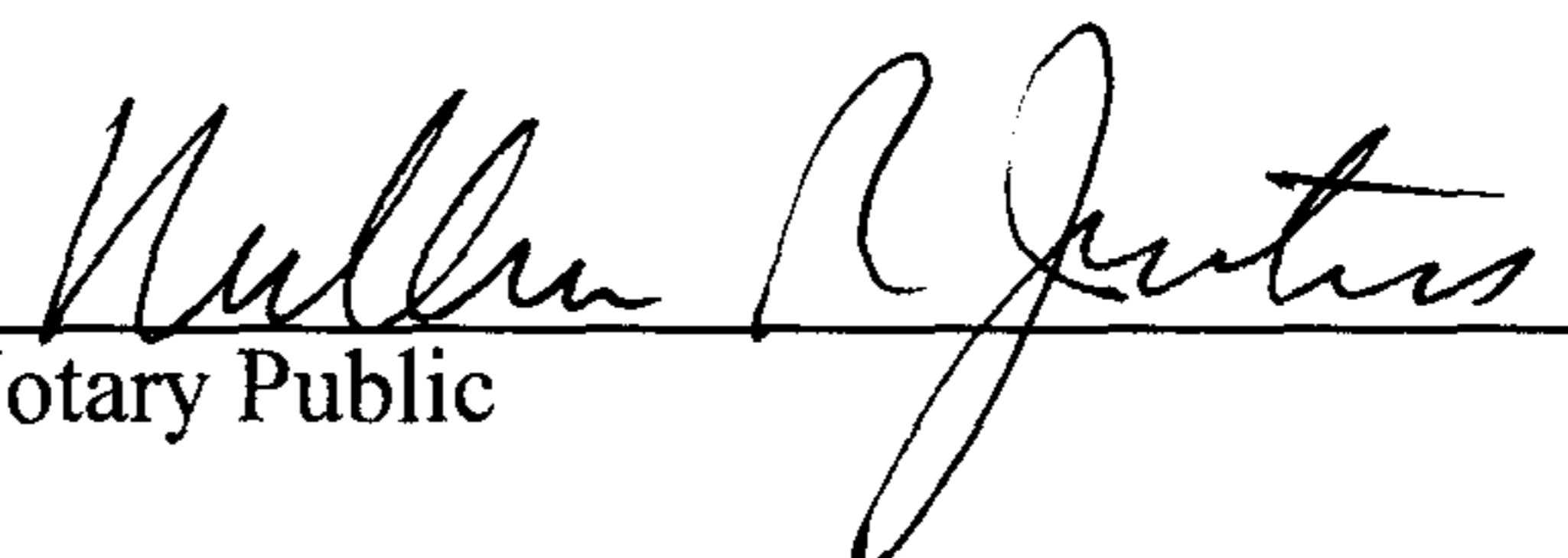
by 
James L. Turnipseed, as its managing partner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James L. Turnipseed, whose name as managing partner of JTJG, LLP, an Alabama limited liability partnership, 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 limited liability partnership.

Given under my hand and official seal, this the 15th day of November, 2011.




Notary Public