

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Shelby County Board of Education
P O Box 1910
Columbiana, AL 35051

WARRANTY DEED



20111118000351340 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/18/2011 02:49:15 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **GIFT AND/OR DONATION** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Omar G. Touchstone, III, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

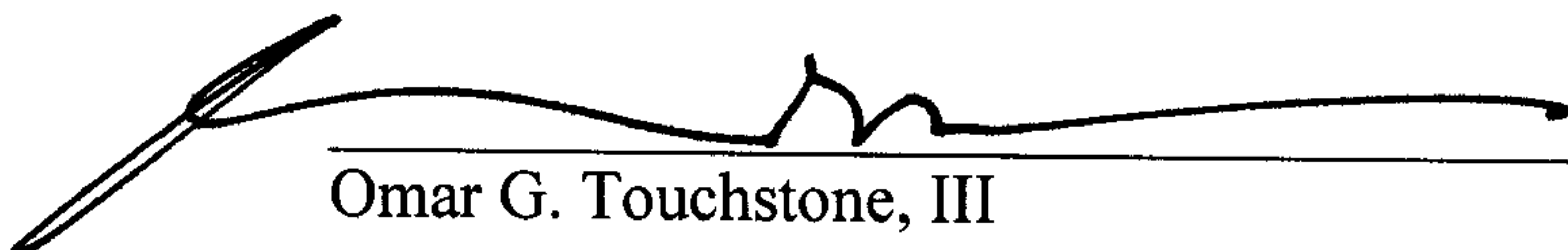
Subject to 2011 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

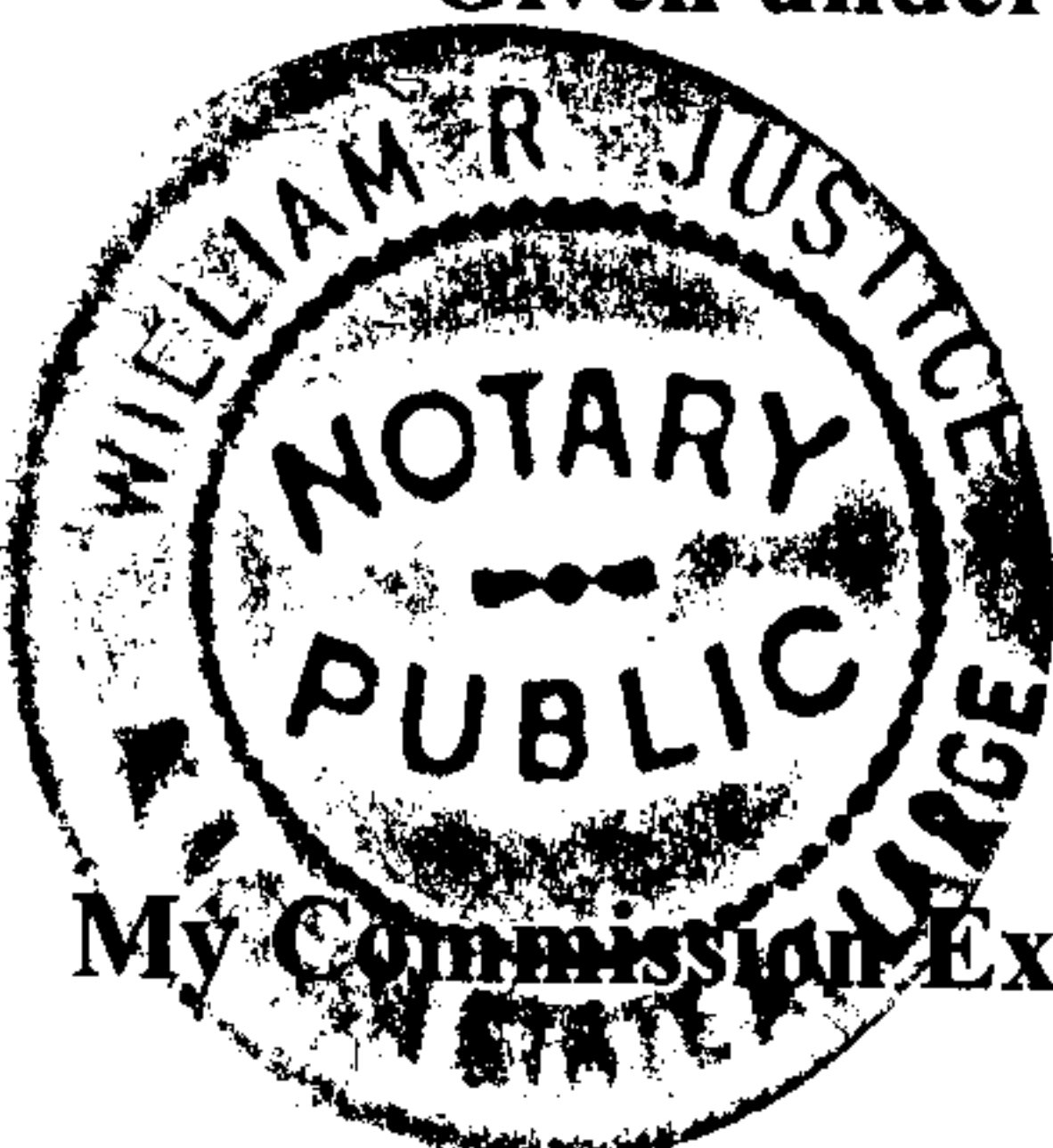
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of November, 2011.


Omar G. Touchstone, III

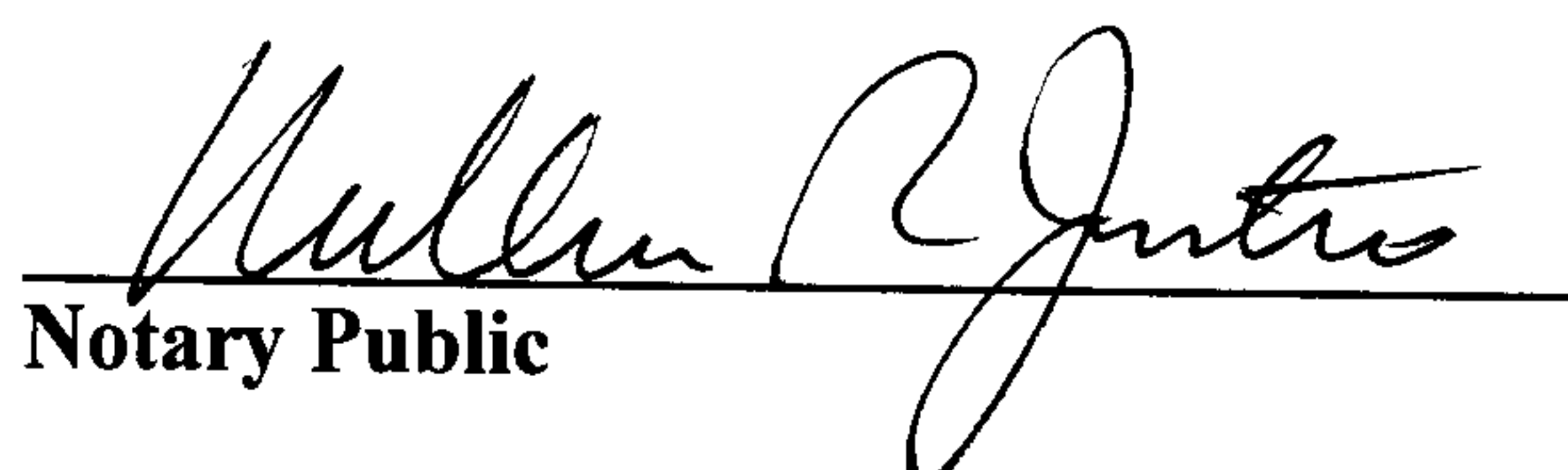
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Omar G. Touchstone, III, who 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2011.




My Commission Expires: 9/12/15


Notary Public

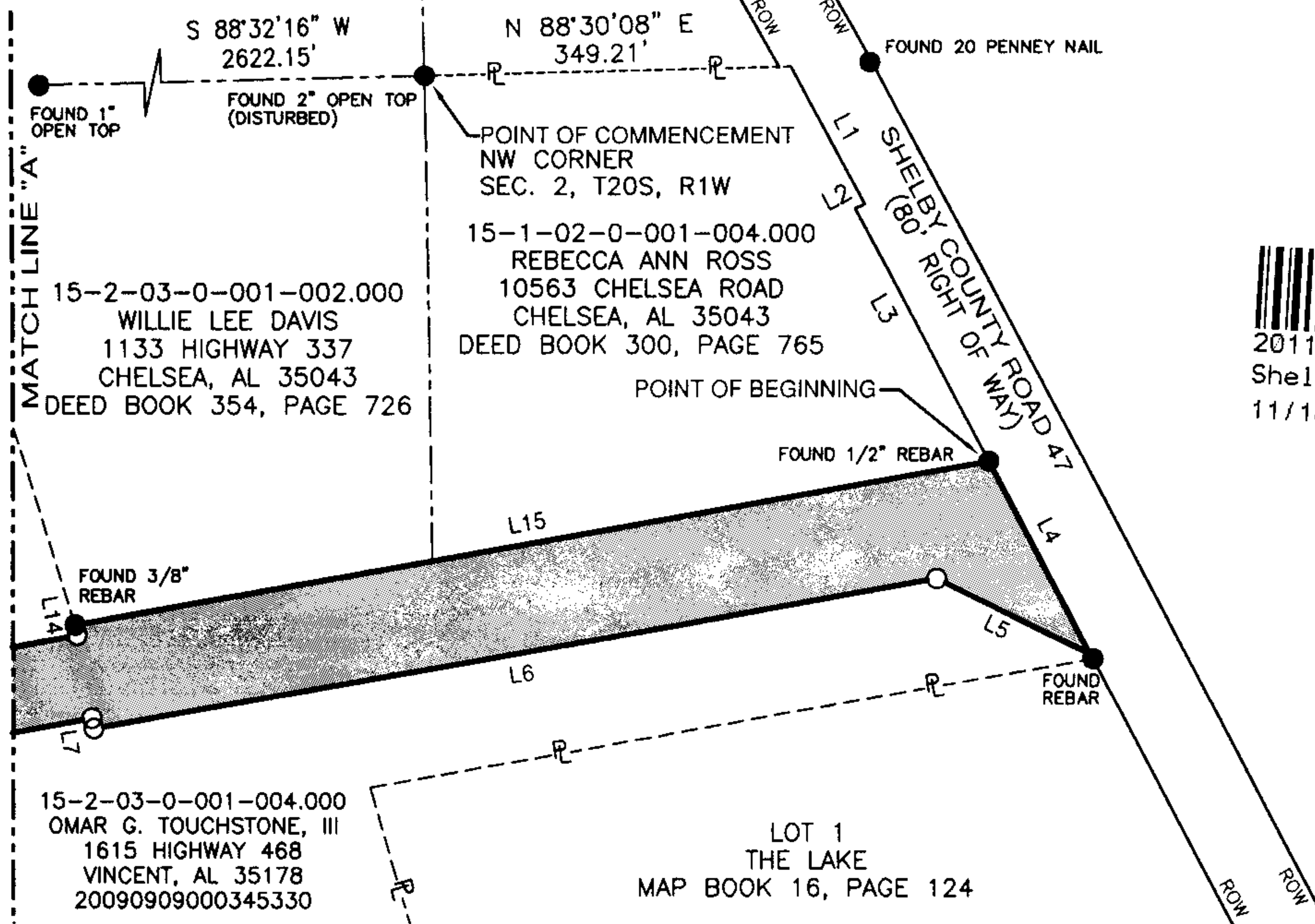
RIGHT OF WAY ACQUISITION
TRACT 3

A parcel of land situated in the Northwest quarter of Section 2 and the Northeast quarter of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

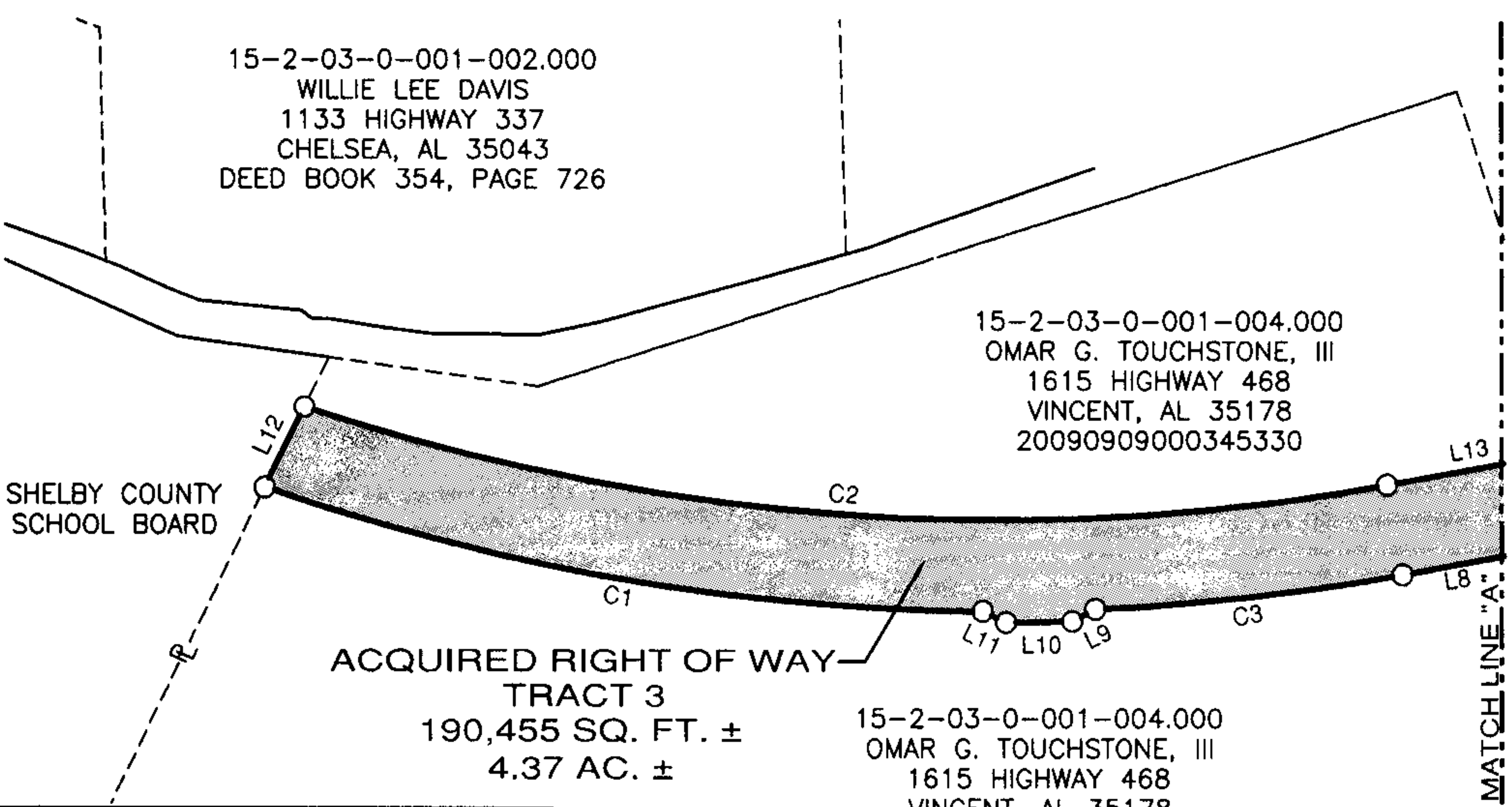
Commence at a 2" open top (disturbed), said point being the Northwest corner of Section 2; thence run North 88 degrees 30 minutes 08 seconds East along the North line thereof for a distance of 349.21 feet to a point on the Westernmost right of way line of Shelby County Highway 47 (right of way varies); thence run South 27 degrees 55 minutes 30 seconds East along said right of way for a distance of 149.21 feet; thence run South 62 degrees 11 minutes 04 seconds West along said right of way for a distance of 10.00 feet; thence run South 27 degrees 49 minutes 00 seconds East along said right of way for a distance of 271.82 feet to a found ½" rebar and the POINT OF BEGINNING; thence run South 27 degrees 48 minutes 56 seconds East along said right of way for a distance of 204.97 feet; thence leaving said right of way, run North 63 degrees 58 minutes 06 seconds West a distance of 161.49 feet; thence run South 79 degrees 52 minutes 44 seconds West for a distance of 815.09 feet; thence run North 10 degrees 07 minutes 16 seconds West for a distance of 10.00 feet; thence run South 79 degrees 52 minutes 44 seconds West for a distance of 168.27 feet to the point of commencement of a curve to the right, said curve having a radius of 2090.00 feet, a central angle of 07 degrees 39 minutes 28 seconds, a chord bearing of South 83 degrees 42 minutes 28 seconds West for a chord distance of 279.13 feet; thence run along arc of said curve for a distance of 279.34 feet; thence run South 62 degrees 32 minutes 23 seconds West for a distance of 23.41 feet; thence run South 88 degrees 56 minutes 03 seconds West for a distance of 60.00 feet; thence run North 64 degrees 40 minutes 17 seconds West for a distance of 23.41 feet to the point of commencement of a curve to the right, said curve having a radius of 2090.00 feet, a central angle of 18 degrees 10 minutes 59 seconds, a chord bearing of North 80 degrees 34 minutes 37 seconds West for a chord distance of 660.49 feet; thence run along arc of said curve for a distance of 663.27 feet; thence run North 26 degrees 31 minutes 46 seconds East for a distance of 80.82 feet to the point of commencement of a curve to the left, said curve having a radius of 2010.00 feet, with a central angle of 28 degrees 18 minutes 53 seconds, a chord bearing of South 85 degrees 57 minutes 50 seconds East for a chord distance of 983.23 feet; thence run along arc of said curve for a distance of 993.31 feet; thence run North 79 degrees 52 minutes 44 seconds East for a distance of 168.27 feet; thence run North 10 degrees 07 minutes 16 seconds West for a distance of 10.00 feet; thence run North 79 degrees 52 minutes 44 seconds East for a distance of 883.19 feet to the POINT OF BEGINNING. Said parcel contains 190,459 square feet or 4.37 acres more or less.


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LINE	BEARING	DISTANCE
L1	S 27°55'30" E	149.21'
L2	S 62°11'04" W	10.00'
L3	S 27°49'00" E	271.82'
L4	S 27°48'56" E	204.97'
L5	N 63°58'06" W	161.49'
L6	S 79°52'44" W	815.09'
L7	N 10°07'16" W	10.00'
L8	S 79°52'44" W	168.27'
L9	S 62°32'23" W	23.41'
L10	S 88°56'03" W	60.00'
L11	N 64°40'17" W	23.41'
L12	N 26°31'46" E	80.82'
L13	N 79°52'44" E	168.27'
L14	N 10°07'16" W	10.00'
L15	N 79°52'44" E	883.19'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2090.00'	663.27'	660.49'	N 80°34'37" W	18°10'59"
C2	2010.00'	993.31'	983.23'	S 85°57'50" E	28°18'53"
C3	2090.00'	279.34'	279.13'	S 83°42'28" W	07°39'28"

LEGEND

- PF IRON PIN FOUND
- CALCULATED POINT
- P — PROPERTY LINE
- ROW — EXISTING RIGHT OF WAY

TRACT NUMBER 3

OWNER: OMAR G. TOUCHSTONE, III

TOTAL ACREAGE OF PARCEL: 84.03 ACRES
 RIGHT OF WAY ACQUIRED: 4.37 ACRES
 REMAINING ACREAGE: 79.66 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT
 COUNTY ROAD NO. 337
 SCALE: 1" = 200'
 DATE: 9-29-11
 REVISED:

GSA PROJECT NO. 26575



Handwritten signature/initials.