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Shelby Cnty Judge of Probate, AL
11/29/2011 09:23:35 AM FILED/CERT

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
The Board of Education of the State of Alabama

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

STATE OF ALABAMA)

 GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million and 00/100 (\$1,000,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **City of Hoover**, a municipality, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **The Board of Education of the State of Alabama**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of said 1/4 1/4; thence run in a Northerly direction along the West line of said 1/4 1/4 for a distance of 927.46 feet; thence leaving said West line, turn an interior angle of 89 deg. 43 min. 01 sec. to the left and run in an Easterly direction for a distance of 1035.40 feet; thence turn an interior angle of 158 deg. 42 min. 49 sec. to the left and run in a Southeasterly direction for a distance of 210.63 feet; thence turn an interior angle of 159 deg. 09 min. 51 sec. to the left and run in a Southeasterly direction for a distance of 232.40 feet; thence turn an interior angle of 40 deg. 41 min. 58 sec. to the left and run in a Westerly direction for a distance of 849.76 feet; thence turn an interior angle of 271 deg. 48 min. 05 sec. to the left and run in a Southerly direction for a distance of 730.00 feet to a point on the South line of said 1/4 1/4 Section; thence turn an interior angle of 88 deg. 11 min. 55 sec. to the left and run in a Westerly direction along the South line of said 1/4 1/4 Section for a distance of 554.95 feet to the point of beginning. Said parcel contains 671.988 square feet or 15.43 acres, more or less.
All being situated in Shelby County, Alabama.

A portion of the Veteran’s Park Walking Trail lies within the boundary of subject property. The Veteran’s Park Walking Trail is used by the public for jogging, walking, etc. It is also used as a 5 kilometer cross-country track. It is important to maintain the current length of said Walking Trail. Grantee agrees said portion of Veteran’s Park Walking Trail is to be maintained in perpetuity in substantially the same condition, including the length of said Walking Trail, as it is at the time this deed is executed. The Grantee further agrees to give the Grantor the perpetual use of the walking trail located on the subject property. The Grantee agrees to work with the Grantor to effectuate any necessary modifications or alterations of said Walking Trail, including relocating the Walking Trail to another location on subject property, if necessary. Grantee agrees that if any portion of the Walking Trail has to be altered, modified or relocated, Grantee will restore said Walking Trail to substantially the same condition and length as it is at the time this deed is executed. The use of the Walking Trail as well as the agreement to maintain the Walking Trail shall run with the land and shall be binding upon Grantee, its successors and assigns.

Subject to restrictions as set out in that certain deed from Frank E. Spain and Margaret C. Spain to the City of Birmingham, dated January 3, 1967.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

IN WITNESS WHEREOF, said GRANTOR, City of Hoover, a municipality, by and through its Mayor, has hereunto set its hand and seal this the 10th day of November, 2011.

City of Hoover, a municipality

By: Gary Ivey
Its: Mayor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Gary Ivey**, whose name as Mayor of **City of Hoover**, a municipality, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such mayor and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of November, 2011.


NOTARY PUBLIC
My Commission Expires: 4/21/2015