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11R31660

THIS DOCUMENT
PREPARED BY:

Romit S. Cheema, Esq.
Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

SEND TAX NOTICE TO:

Shelby County
Board of Education
410 East College St.
Columbiana, AL
35051

who makes no representation as to
status of title or to matters which
would be disclosed by a current survey

SPECIAL WARRANTY DEED

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the said **LPP MORTGAGE LTD.**, a Texas limited partnership, whose mailing address is: c/o CLMG Corp., 7195 Dallas Parkway, Plano, Texas 75024 ("**Grantor**"), DOES GRANT, BARGAIN, SELL AND CONVEY unto **COUNTY BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA**, a local agency of the State of Alabama ("**Grantee**"), having an address of 410 East College Street, Columbiana, Alabama 35051, Attn: Gary E. McCombs, CSFO, the real property situated in the County of Shelby, State of Alabama, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest, if any, in and to all easements benefiting such real property (collectively, the "**Property**").

This Special Warranty Deed is made and accepted expressly subject to any and all matters of record, and any easements, exceptions, restrictions, rights of redemption and other encumbrances and any and all matters that would be shown by a visual inspection and/or accurate survey of the Property, including, without limitation, the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]



20120113000017240 2/6 \$28.00
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 9th
day of January, 2012

GRANTOR:

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: *Michael D. Wyant*
Name: Michael D. Wyant
Its: Its Authorized Signatory

STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, the Authorized Signatory of Property Acceptance Corp., a Texas corporation, the general partner of LPP MORTGAGE LTD., a Texas limited partnership, and whose name 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 said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said corporation and said limited partnership.

Given under my hand and official seal this 9th day of January, 2012.

(Seal)



Cindy Lewis
Notary Public for the State of Texas
(signature of Notary Public)

My Commission Expires: Sept. 22, 2013



20120113000017240 3/6 \$28.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

PROPERTY DESCRIPTION


PARCEL I:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West; thence North 04 deg. 49 min. 51 sec. West and along the East line of said 1/4 – 1/4 a distance of 1369.60 feet to the point of beginning of the parcel herein described; thence North 04 deg. 49 min. 51 sec. West a distance of 998.87 feet; thence South 87 deg. 46 min. 51 sec. West a distance of 295.16 feet; thence North 04 deg. 49 min. 46 sec. West a distance of 295.16 feet to the south right of way line of Shelby County Highway #22 (80' ROW); thence South 87 deg. 46 min. 50 sec. West and along said south right of way a distance of 448.83 feet; thence South 00 deg. 04 min. 10 sec. East a distance of 912.13 feet; thence South 89 deg. 51 min. 43 sec. West a distance of 48.00 feet; thence South 06 deg. 42 min. 00 sec. East a distance of 471.37 feet; thence South 06 deg. 40 min. 28 sec. East a distance of 564.75 feet to the Northwesterly boundary line of Sunnydale Estates 1st and 2nd Sectors as recorded in Map Book 7 page 75 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 32 deg. 20 min. 05 sec. East and along said northwesterly boundary a distance of 397.59 feet; thence North 47 deg. 30 min. 50 sec. East a distance of 531.33 feet; thence North 83 deg. 32 min. 53 sec. East a distance of 146.42 feet; thence South 05 deg. 53 min. 33 sec. East along the East line of said Sunnydale Estates 1st and 2nd Sectors a distance of 31.94 feet to the North line of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 22 South, Range 2 West; thence North 87 deg. 56 min. 14 sec. East and along the North line of said 1/4 – 1/4 a distance of 25.44 feet to the East line of the Northwest 1/4 of the Southeast 1/4 of said section which is the point of beginning.

PARCEL II:

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

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 6, Township 22 South, Range 2 West; thence North 04 degrees 49 minutes 51 seconds West and along the East line of said Quarter-Quarter a distance of 1369.60 feet; thence North 04 degrees 49 minutes 51 seconds West a distance of 998.87 feet; thence South 87 degrees 46 minutes 51 seconds West a distance of 295.16 feet; thence North 04 degrees 49 minutes 46 seconds West a distance of 295.16 feet to the South right-of-way


20120113000017240 4/6 \$28.00
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line of Shelby County Highway No. 22 (80' right-of-way); thence South 87 degrees 46 minutes 50 seconds West and along said south right-of-way a distance of 448.83 feet to the point of beginning of the parcel herein described; thence continue along the last described course a distance of 201.01 feet to the beginning of a curve to the left having a radius of 568.54 feet, a Delta of 47 degrees 27 minutes 17 seconds; thence continue along the arc of said curve a distance of 470.89 feet subtended by a chord which bears South 74 degrees 17 minutes 49 seconds West a distance of 505.07 feet to the East line of a 50-foot Ingress and Egress Easement as recorded in Deed Book 262, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said right-of-way on a bearing of South 06 degrees 29 minutes 24 seconds East and along East line of said easement a distance of 773.76 feet; thence North 89 degrees 51 minutes 43 seconds East a distance of 552.71 feet; thence continue along the last described course a distance of 48.00 feet; thence North 00 degrees 04 minutes 10 seconds West a distance of 912.13 feet to the point of beginning.

PARCEL III:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West in Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S 88° 45' 58" W, a distance of 470.10 feet; thence N 0° 9' 2" W a distance of 621.66 feet; thence N 83° 58' 31" E, a distance of 975.81 feet; thence N 06° 39' 11" W, a distance of 925.93 feet to the point of beginning; thence N 06° 42' 00" W, a distance of 110.10 feet; thence S 89° 51' 43" W, a distance of 552.58 feet; thence S 17° 52' 13" E, a distance of 67.92 feet; thence S 65° 31' 59" E, a distance of 34.73 feet; thence N 89° 51' 04" E, a distance of 84.63 feet; thence N 87° 51' 49" E, a distance of 155.82 feet; thence N 88° 47' 18" E, a distance of 132.75 feet; thence S 82° 13' 47" E a distance of 59.99 feet; thence S 69° 43' 50" E, a distance of 85.77 feet to the point of beginning.



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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2012 and subsequent years.
2. Right of way granted to Alabama Power Company as set out in instruments recorded in Volume 91, Page 257; Volume 103, Page 174; Volume 108, Page 376; Volume 177, Page 353; and Volume 177, Page 387.
3. Right of way to Shelby County as recorded in Volume 108, Page 415; Volume 174, Page 111.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 345, Page 695; Misc. 52, Page 683; and Volume 322, Page 558.
5. Less and except any part of subject property lying within the right of way of a public road.
6. Easement as recorded in Instrument No. 1996-4279
7. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including release of damages.
8. All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Polo Farms Investments, LLC to New South Federal Savings Bank, recorded in Instrument # 20060522000241570, amended in Instrument # 20100713000221740, re-recorded in Instrument # 20100901000282400, last transferred to LPP Mortgage, LTD, in Instrument # 20100713000221770, corrected by Instrument # 20110705000194060, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to LPP Mortgage, LTD, recorded in Instrument # 20110805000230490, in said Probate Office.



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