

STATE OF ALABAMA)

DEED OF GIFT

20,000.00

COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 2nd day of February, 2012, by and between **BUCHANAN WOODLANDS, LLC, an Alabama Limited Liability Company**, hereinafter referred to as **GRANTOR**, and **HISTORIC SHELBY ASSOCIATION, INC., an Alabama Non-Profit Corporation**, hereinafter referred to as **GRANTEE**.

WITNESSETH:

That for and in consideration of appreciation for which Grantor has for Grantee and its purposes, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate, situate, lying and being in **Shelby County, Alabama**, , to-wit:

Parcel One:

Commence at the Southwest corner the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run North 01 deg. 37 min. 34 sec. East 109.91 feet; thence North 01 deg. 38 min. 07 sec. East, 1210.66 feet; thence South 86 deg. 57 min. 02 sec. East 927.44 feet; thence South 01 deg. 28 min. 32 sec. West, 279.03 feet to a point on the North boundary of County Road No. 42, (80' R.O.W.); thence leaving said point, South 01 deg. 28 min. 32 sec. West, 80.00 feet to a point on the south Boundary of County Road No. 42, (80' R.O.W.); thence South 78 deg. 05 min. 50 sec. West, 1995.88 feet to a point on the North boundary of County Road No. 42, and being the Point of Beginning; thence along said North boundary in a curve concave right (radius=6984.07 feet), at a chord, Ch.=South 81 deg. 38 min. 28 sec. West 441.78 feet to a point of intersection of the North boundary of County Road No. 42 and the center line of a 60 foot wide access easement; thence leaving said North boundary of County Road No. 42, and along said center line of a 60 foot wide access easement for the following six (6) courses: (1) North 01 deg. 25 min. 29 sec. West, 43.81 feet (2) North 09 deg. 26 min. 18 sec. East, 102.94 feet; (3) North 01 deg. 21 min. 23 sec. East, 48.22 feet; (4) North 14 deg. 06 min. 15 sec. West, 78.19 feet; (5) North 46 deg. 09 min. 05 sec West, 127.60 feet; (6) North 41 deg. 28 min. 54 sec. West, 40.59 feet to end point of said center line and being the intersection of a 60 foot access easement and existing 12 foot wide old field road; thence along said center line of an existing 12 foot wide old field road the following three (3) courses: (1) North 45 deg. 08 min. 50 sec. East, 151.68 feet; (2) North 34 deg. 05 min. 55 sec. East, 172.10 feet; (3) North 22 deg. 04 min. 20 sec. East, 225.16 feet; thence leaving said center line, East 269.49 feet; thence South 782.11 feet to the Point of Beginning. Said parcel of land lying in the Southeast 1/4 of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama and containing 7.77 acres, more or less. A survey of the aforescribed property prepared by O. Guthrie Jeffcoat, Jr., Al. Reg. Surveyor No. 9587, dated August 24, 2009, is attached hereto as Exhibit "A" and made a part hereof.

Parcel Two:

Commence at the Southwest corner the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run North 01 deg. 37 min. 34 sec. East, 109.91 feet; thence North 01 deg. 38 min. 07 sec. East, 1210.66 feet; thence South 86 deg. 57 min. 02 sec. East, 927.44 feet; thence South 01 deg. 28 min. 32 sec. West, 279.03 feet to a point on the North boundary of County Road No. 42, (80' R.O.W.); thence leaving said point, South 01 deg. 28 min. 32 sec. West, 80.00 feet to a point on the South boundary of County Road No. 42, (80' R.O.W.); thence South 78 deg. 05 min. 50 sec. West 1995.88 feet to a point on the North boundary of County Road No. 42; thence along said North boundary in a curve concave right, (radius= 6984.07 feet), at a chord, Ch.=South 81 deg. 38 min. 28 sec. West, 441.78 feet to a point of intersection of the North boundary of County Road No. 42 and the center line of a 60 foot access easement and being the point of beginning; thence continue along said North boundary of County Road No. 42 in a curve concave right (radius=6984.07 feet), at a chord, Ch.=South 86 deg. 23 min. 53 sec. West 717.52 feet; thence leaving said North boundary of County Road No. 42, North, 111.33 feet; thence North 31 deg. 32 min. 53 sec. East, 381.92 feet to a point on the center line of a 12 foot wide old field road; thence along said center line the following three (3) courses: (1) South 68 deg. 10 min. 22 sec. East, 198.04 feet; (2) North 85 deg. 05 min. 55 sec. East, 128.10 feet; (3) North 54 deg. 47 min. 00 sec. East 102.55 feet to the intersection of a 12 foot wide old field road and the center line of a 60 foot access easement; thence along said center line the following six (6) courses: (1) South 41 deg. 28 min. 54 sec. East, 40.59 feet; (2) South 46 deg. 09 min. 05 sec. East, 127.60 feet; (3) South 14 deg. 06 min. 15 sec. East, 78.19 feet (4) South 01 deg. 21 min. 23 sec. West, 48.22 feet; (5) South 09 deg. 26 min. 18 sec. West, 102.94 feet; (6) South 01 deg. 25 min. 29 sec. East, 43.81 feet; to the end point of said centerline and being the point of beginning. Said parcel of land lying in the Southwest 1/4 of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama and containing 5.61 acres, more or less. A survey of the aforescribed property prepared by O. Guthrie Jeffcoat, Jr., Al. Reg. Surveyor No. 9587, dated August 24, 2009, is attached hereto as Exhibit "A" and made a part hereof.

LESS & EXCEPT FROM PARCELS ONE & TWO:

Full fee simple title to a 60 foot wide strip of land, being the same property comprising the 60 foot wide easement described above which said strip has a point of beginning at the southwest corner of Parcel 1 described above, said point being the centerline of said 60 foot strip; thence (1) North 01 deg. 25 min. 29 sec. West, 43.81 feet (2) North 09 deg. 26 min. 18 sec. East, 102.94 feet; (3) North 01 deg. 21 min. 23 sec. East, 48.22 feet; (4) North 14 deg. 06 min. 15 sec. West, 78.19 feet; (5) North 46 deg. 09 min. 05 sec West, 127.60 feet; (6) North 41 deg. 28 min. 54 sec. West, 40.59 feet to end point of said center line and being the intersection of the hereby excepted 60 foot parcel and existing 12 foot wide old field road shown on the survey attached hereto and referenced above which is the point of ending. Said parcel being excepted is in fee simple despite it being described as an easement on the attached plat.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING:
easements, reservations, restrictions and rights-of-way heretofore filed and of record;
mineral and mining rights heretofore reserved and severed and not owned by Grantor;
rights of parties in possession, matters not of record which would be disclosed by an
accurate survey and inspection of the property, and underground easements or other
uses of subject property not visible from the surface.

together with all and singular the tenements, hereditaments, and appurtenances hereunto belonging
or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple,
forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this the day and
in the year first herein above written.

BUCHANAN WOODLANDS, LLC
an Alabama Limited Liability Company

BY:  (SEAL)

As Its: MANAGER

GRANTEE'S ADDRESS:
Historic Shelby Association, Inc.
P. O. Box 176
Shelby, AL 35143

20120209000049170 4/5 \$44.00
Shelby Cnty Judge of Probate, AL
02/09/2012 02:02:02 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF Dallas)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Edmond C. Henson Jr, whose name as MANAGER of **BUCHANAN WOODLANDS, LLC**, 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND SEAL this the 2nd day of February, 2012.

(SEAL)

Dennis R. Williamson
NOTARY PUBLIC, _____ COUNTY, ALABAMA
My Commission Expires: 9-4-13

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The preparing attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

THIS INSTRUMENT PREPARED BY:

Allen S. Reeves
Reeves & Stewart, Attorneys
P. O. Box 447
Selma, Alabama 36702-0447

