

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

Send Tax Notice to:

Station 6060
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FORTY THREE THOUSAND AND NO/00 DOLLARS (\$243,000.00) , to the undersigned grantor (whether one or more), in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned, **Turner Holding Company, L.L.C., an Alabama limited liability company, (herein referred to as grantor)** does grant, bargain, sell and convey unto, **Shelby County, Alabama, The University of Montevallo and the Montevallo Development Cooperative District (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 taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

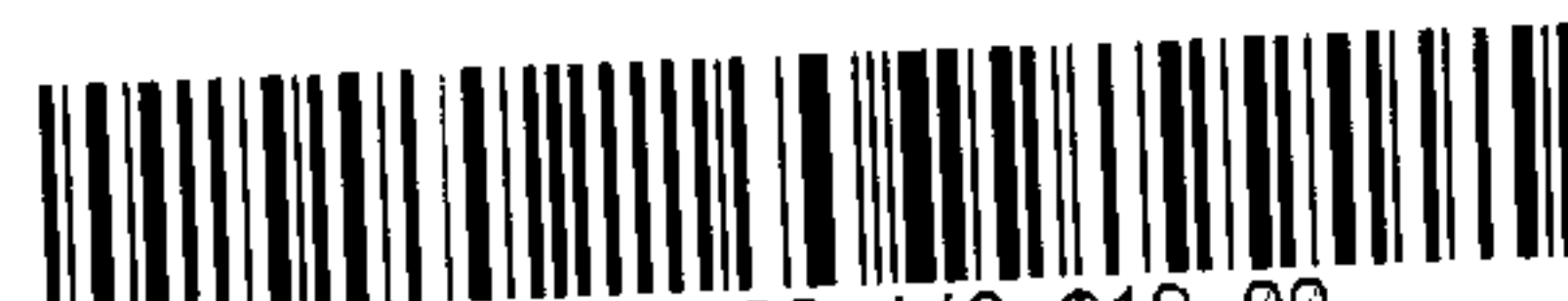
IN WITNESS WHEREOF, the said **Turner Holding Company, L.L.C., an Alabama limited liability company**, by its Member-Manager, **Thomas Bryant Turner, II**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 23 day of July, 2012.

TURNER HOLDING COMPANY, L.L.C.



Thomas Bryant Turner, II, Its Member-Manager

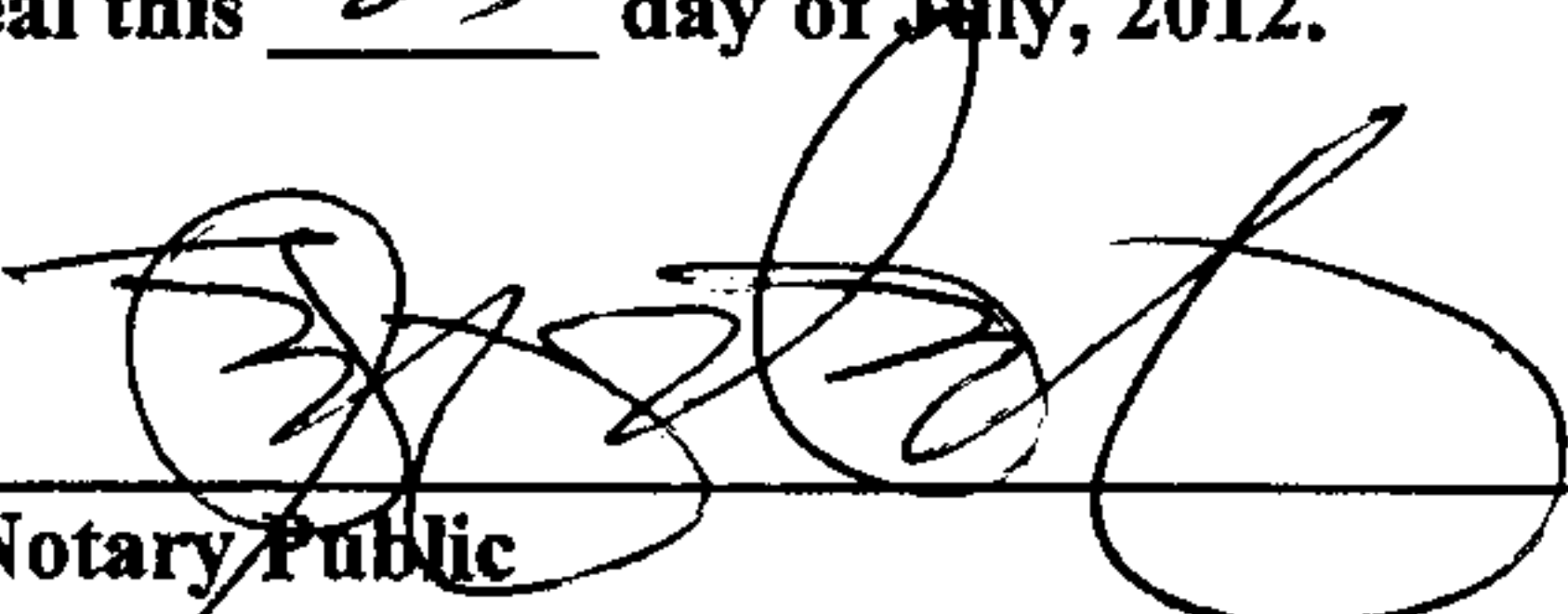
(NOTARY ACKNOWLEDGMENT ATTACHED)


20120726000270620 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/26/2012 02:59:10 PM FILED/CERT

STATE OF CALIFORNIA
COUNTY OF LOS Angeles

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Bryant Turner, II, whose name as Member-Manager for Turner Holding Company, L.L.C., 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, in his capacity as such Member-Manager, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 23 day of July, 2012.



Notary Public

My Commission Expires: 11/25/12




20120726000270620 2/3 \$19.00
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LEGAL DESCRIPTION

EXHIBIT A

A part of that certain lot in the town of Montevallo sometimes called "Lot No. 55" heretofore known as and called "The Vandegrift Home Lot" and which lies opposite and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the office of the Probate Judge of said Shelby County, and which part of said lot hereby conveyed is more particularly described as follows, to-wit:

Beginning at the Easternmost intersection of North Boundary Street (sometimes called "Walnut Street") with Valley Street, according to said "Original Plat or Plan"; thence run Southeast along North Boundary Street 125 feet, which is the starting point of the lot herein conveyed; thence continue Southeast along North Boundary Street 25 feet; thence Northeast 75 feet, to the line of what has heretofore been known as and called "The E.G. Walker Lot"; thence Northwest along said Walker lot 25 feet; thence Southwest 75 feet to starting point.

Also, a part of Lot 55, otherwise known as Lot I, according to the map of the Town of Montevallo, in Shelby County, Alabama. Said lot herein conveyed fronts 75 feet on Main Street and 150 feet on North Boundary Street, and still more particularly described as follows:

Said lot lies between Main Street and Valley Street, and is bounded on one side by North Boundary Street, and is still more particularly described as follows:

Commence at the intersection of the Northeast line or margin of North Boundary Street with the Northwest line or margin of Main Street, and run thence in a Northeasterly direction along the Northwest margin of Main Street 75 feet; thence in a Northwesterly direction perpendicular to Main Street 150 feet; thence in a Southwesterly direction parallel with Main Street 75 feet to the Northeast line or margin of North Boundary Street; thence in a Southeasterly direction along the Northeast margin of North Boundary Street 150 feet to the point of beginning.

Also, a part of that certain lot in the town of Montevallo sometimes called "Lot No. 55", heretofore known as and called "The Vandegrift Home Lot" and which lies opposite to and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the Office of the Probate Judge of said Shelby County, and which part of said lot hereby conveyed is more particularly described as follows, to-wit: Beginning at the Easternmost intersection of North Boundary Street (sometimes called "Walnut Street") with Valley Street according to said "Original Plat or Plan"; running thence Northeast along Valley Street 75 feet, more or less, to the line of what has heretofore been known as and called "The E. G. Walker Lot"; thence southeasterly along the line of said Walker Lot and parallel with said North Boundary street a distance of 150 feet; thence Southwest parallel with Valley Street a distance of 75 feet, more or less, to the Northeast line of said North boundary Street and thence Northwest along said last mentioned line 150 feet, to said point of beginning. Less and except that portion conveyed to Alabama Coach Company, Inc., by deed recorded in Deed Book 120, Page 538, in Probate Office.



20120726000270620 3/3 \$19.00
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