

Send Tax Notice to:
c/o YMCA of Birmingham
2101 4th Avenue North
Birmingham, Alabama 35203
Attention: CFO



20120905000334820 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
09/05/2012 10:23:31 AM FILED/CERT

NOTE TO JUDGE OF PROBATE: THIS INSTRUMENT IS EXEMPT FROM ALL TAXATION IN THE STATE OF ALABAMA, INCLUDING ALL PRIVILEGE TAXES FOR RECORDATION IN THE PUBLIC RECORDS, PURSUANT TO SECTION 11-22-13 CODE OF ALABAMA (1975).

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, a nonprofit corporation organized under the laws of the State of Alabama (the "Grantor"), for and in consideration of the sum of \$1.00 in hand paid by **SHELBY COUNTY PARK AND RECREATION AUTHORITY**, a public corporation organized under the laws of the State of Alabama (the "Grantee"), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee the real property situated in Shelby County, Alabama more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is made subject to the following (the "Permitted Encumbrances"):

1. Taxes and assessments for the year 2012, and subsequent years.
2. All covenants, reservations, restrictions, easements, rights of way and other matters of record pertaining or relating to the Property.

TO HAVE AND TO HOLD, to Grantee, and its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property and that the Property is free from all encumbrances except for Permitted Encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and, except for the Permitted Encumbrances, that Grantor and Grantor's successors and assigns shall warrant and defend the same to said Grantee, its successors and assigns, forever, against the lawful claims of all persons holding by, through or under Grantor, but not otherwise.

[Signatures appear on the following page.]

This instrument was prepared by
and upon recording return to:
C. Bradley Cherry, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
Suite 2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618
(205) 254-1000

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its corporate name and on its behalf, has caused its corporate seal to be hereunto affixed and has caused this deed to be attested, all by its duly authorized officers.

Dated: August 28, 2012

**YOUNG MEN'S CHRISTIAN ASSOCIATION
OF BIRMINGHAM**

By: [Signature]

Name Jon P. Myer

Title CHIEF FINANCIAL OFFICER

[SEAL]

ATTEST:

By: [Signature]

Name: J. David Woodruff

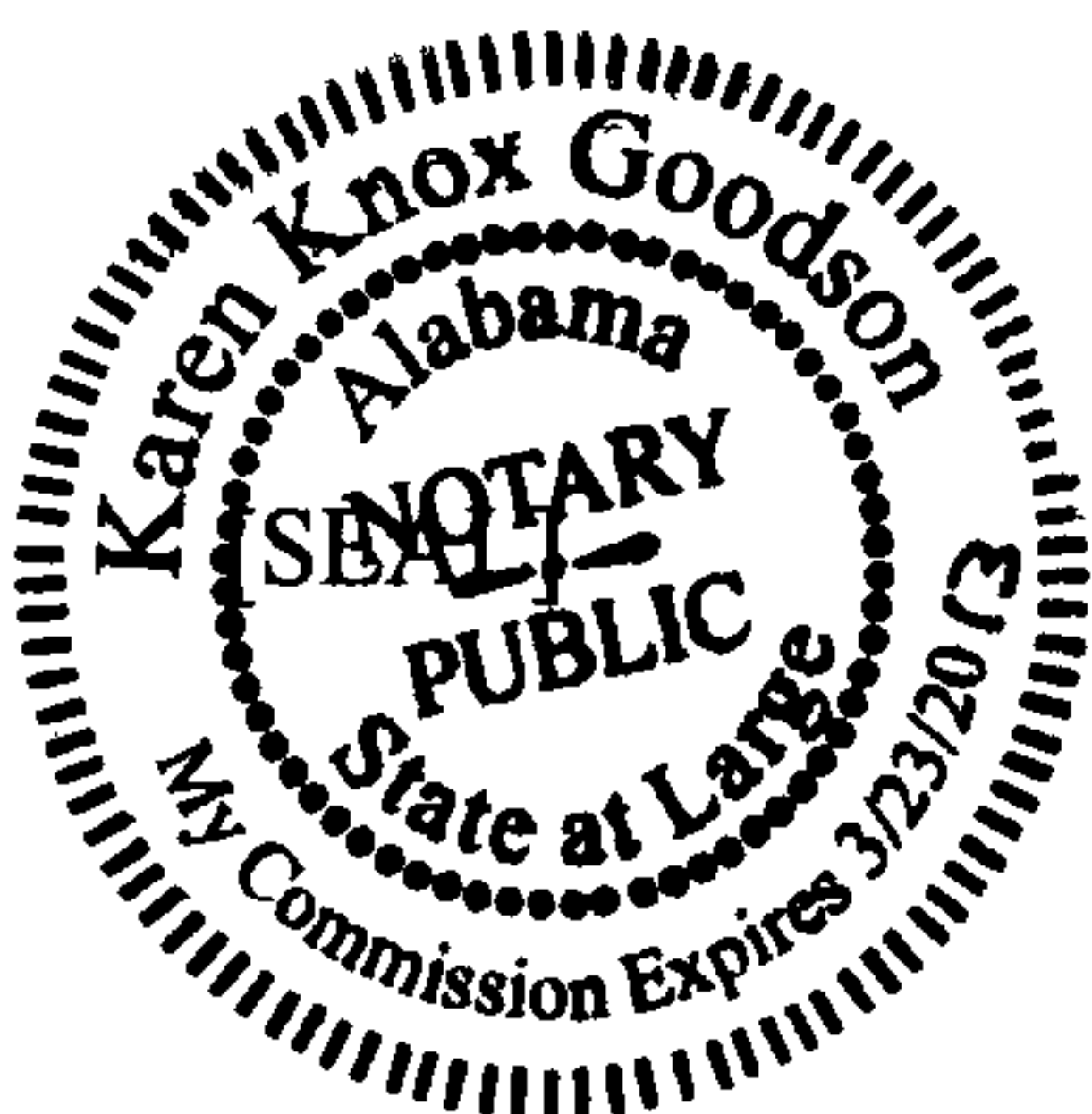
Title: SECRETARY

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jon P. Myer, whose name as CEO of Young Men's Christian Association of Birmingham, an Alabama non-profit corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 27th day of August, 2012.



[Signature]

Notary Public

My Commission Expires: 3/23/2013

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EXHIBIT A

Legal Description

Parcel 1: Lot 1-A according to the Resurvey of YMCA'S Addition to Alabaster as recorded in Map Book 43, Page 2 in the Office of the Judge of Probate, Shelby County, Alabama.

Parcel 2: A parcel of Land situated in the South half of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 2, YMCA Subdivision, as recorded in Map Book 37, page 115, said point also being a corner of Lot 1-A according to the Resurvey of YMCA's Addition to Alabaster as recorded in Map Book 43, Page 2, said point being on a curve to the left, and also being on a cul-de-sac right of way of Plaza Circle, said curve having a radius of 50.00 feet, a central angle of 119 degrees 58 minutes 52 seconds, a chord bearing of South 57 degrees 51 minutes 28 seconds East for a chord distance of 86.59 feet; thence run along arc of said curve, along said right of way, and along said Lot 1-A, for a distance of 104.70 feet to the point of commencement of a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of 07 degrees 22 minutes 51 seconds, a chord bearing of North 65 degrees 50 minutes 31 seconds East for a chord distance of 3.22 feet; thence run along arc of said curve, along said right of way, and along said Lot 1-A, for a distance of 3.22 feet; thence leaving said right of way, run South 25 degrees 29 minutes 05 seconds West along the Southeast line of said Lot 1-A for a distance of 335.58 feet to a point on the Easternmost easement line of a 90' Alabama Gas Company Easement and the POINT OF BEGINNING of the property herein described; thence run South 32 degrees 53 minutes 03 seconds East along said Easternmost easement line for a distance of 573.58 feet to a found 1/2" rebar; thence leaving said easternmost easement line run South 25 degrees 36 minutes 22 seconds West for a distance of 105.57 feet to a set 5/8" capped rebar stamped CA-560LS on the Westernmost line of said Alabama Gas Company Easement; thence run North 32 degrees 53 minutes 03 seconds West along said Westernmost line for a distance of 573.32 feet to a set 5/8" capped rebar stamped CA-560LS; thence run North 25 degrees 29 minutes 05 seconds East for a distance of 105.70 feet to the POINT OF BEGINNING.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name YMCA of Birmingham
 Mailing Address 2101 4th Ave North
Birmingham, AL 35203
Attn: Jon Myer, CFO

Grantee's Name Shelby County Park and Recreation Authority
 Mailing Address 5452 Cahaba Valley Rd.
Birmingham, AL 35242
Attn: Chairman

Property Address 117 Plaza Circle
Alabaster, AL 35007

Date of Sale August 28, 2012
 Total Purchase Price \$ N/A

or
 Actual Value \$ N/A

or
 Assessor's Market Value \$ 1,406,480

* Property transfer in connection with a public finance transaction under Chapter 22 of Title 11, Code of Alabama 1975.
 The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assessor's Market Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/4/2012

Print By: Jon Myer, Chief Financial Officer

☒ Unattested

R. Nielsen
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Real Estate Sales Validation Form

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 Mailing Address 2101 4th Ave North
Birmingham, AL 35203
Attn: Jan Myer, CFO

Grantee's Name Shelby County Park and Recreation Authority
 Mailing Address 5452 Cohasa Valley Road
Birmingham, AL 35242
Attn: Chairman

Property Address 117. Plaza Circle
Alabaster, AL 35007

Date of Sale August 28, 2012
 Total Purchase Price \$ N/A

or
 Actual Value \$ N/A

or
 Assessor's Market Value \$ 31,800

*Property transfer in connection with a public finance transaction under Chapter 22 of Title 11 Code of Alabama 1975.
 The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

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Date 9/4/2012

Print By Yvonne Men's Christian Association of Birmingham
Jan Myer, Chief Financial Officer

☒ Unattested

R. Melson
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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