

**THIS INSTRUMENT PREPARED BY:**

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**Send Tax Notice to:**

Regions Bank  
RHPM5: Attn: John Gardner  
P.O. Box 10463  
Birmingham, AL 35202

STATE OF ALABAMA        )

SHELBY COUNTY            )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That The Educational Building Authority of the Town of Indian Springs Village, a public corporation organized under the laws of the State of Alabama (the "Grantor"), for and in consideration of \$100.00 in hand paid by Regions Bank (successor to AmSouth Bank), as Trustee under the Last Will and Testament of Harvey G. Woodward, Deceased (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, all situated in Shelby County, Alabama, described on Exhibit A attached hereto and made a part hereof, together with all buildings, structures and other improvements located on said real property.

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

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

Dated this 25 day of September, 2012.

**THE EDUCATIONAL BUILDING AUTHORITY  
OF THE TOWN OF INDIAN SPRINGS  
VILLAGE**


- S E A L -


By: 

Name: THOMAS ROBERT THOMAS

Its: CHAIRMAN

Attest:

  
Its: Secretary


  
20121003000377020 1/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/03/2012 08:55:54 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Robert Thomas, whose name as Chairman of The Educational Building Authority of the Town of Indian Springs Village, a public corporation organized under the laws of the State of Alabama, 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, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand this the 25 day of September, 2012.

  
Notary Public

NOTARIAL SEAL

My commission expires on 9/11/16

  
20121003000377020 2/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
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## EXHIBIT A

### Property Description

#### Parcel A

A parcel of land situated in the West 1/2 of the N.E. 1/4 and the East 1/2 of the N.W. 1/4 of Section 32, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of the S.W. 1/4 of the N.E. 1/4 of Section 32, Township 19 South, Range 2 West and run S72° 00' W a distance of 82.01 feet to the POINT OF BEGINNING; thence continue along the last stated course a distance of 530.19 feet to a point; thence 93° 24' to the right in a Northwesterly direction a distance of 440 feet, more or less, to a point; thence 90° 00' to the left in a Southwesterly direction a distance of 960 feet, more or less, to a point; thence 83° to the left in a Southeasterly direction a distance of 500 feet, more or less, to a point; thence 90° to the left in a Northeasterly direction a distance of 25 feet, more or less, to a point; thence 90° to the left in a Northwesterly direction a distance of 410 feet, more or less to a point; thence 83° to the right in a Northeasterly direction a distance of 375 feet, more or less, to a point; thence 80° to the right in a Southeasterly direction a distance of 425 feet, more or less, to a point; thence 73° 45' to the right in a Southwesterly direction a distance of 625 feet, more or less, to a point; thence 90° to the left in a Southeasterly direction a distance of 260 feet, more or less, to a point on the West line of the S.W. 1/4 of the N.E. 1/4 of said section; thence in a Southerly direction along said West line a distance of 175 feet, more or less, to a point on the Cahaba Valley Creek; thence in a generally Easterly direction along the meanders of said Cahaba Valley Creek to its intersection with the East line of the Indian Springs School property; thence North along said East line a distance of 430 feet, more or less, to the POINT OF BEGINNING.

#### Parcel B

A parcel of and situated in the East 1/2 of the N.W. 1/4 of Section 32, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of the S.W. 1/4 of the N.E. 1/4 of Section 32, Township 19 South, Range 2 West and run S72° 00' W a distance of 612.20 feet to a point; thence 93° 24' to the right in a Northwesterly direction a distance of 440 feet, more or less, to a point; thence 90° 00' to the left in a Southwesterly direction a distance of 960 feet, more or less, to the POINT OF BEGINNING; thence continue along the last stated course a distance of 500 feet, more or less, to a point; thence 61° 30' to the left in a Southwesterly direction a distance of 290 feet, more or less, to a point; thence 104° 30' to the left in an Easterly direction a distance of 490 feet, more or less, to a point; thence 49° 00' to the left in a Northeasterly direction a distance of 150 feet, more or less to a point; thence 47°




to the right in a Northwesterly direction a distance of 284 feet, more or less, to the POINT OF BEGINNING.

1997 Project Site:

A parcel of land situated in the West 1/2 of the N.E. 1/4 and the East 1/2 of the N.W. 1/4 of Section 32, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the S.W. 1/4 of the N.E. 1/4 of Section 32, Township 19 South, Range 2 West and run S72° 00' W a distance of 612.20 feet to a point; thence 93°24' to the right in a Northwesterly direction a distance of 440 feet, more or less, to the POINT OF BEGINNING; thence continue along the last stated course a distance of 655 feet, more or less, to a point; thence 101°20' to the left in a Southwesterly direction a distance of 1240 feet, more or less, to a point; thence 12°30' to the left in a Southwesterly direction a distance of 445 feet, more or less, to a point; thence 28°15' to the left in a Southwesterly direction a distance of 420 feet, more or less, to a point; thence 69°45' to the left in a Southeasterly direction a distance of 500 feet, more or less, to a point; thence 56°45' to the right in a Southwesterly direction a distance of 500 feet, more or less, to a point on the Cahaba Valley Creek; thence in a generally Easterly direction along the meanders of said Cahaba Valley Creek to its intersection with the East line of the N.W. 1/4 of said section; thence Northerly along said East line a distance of 175 feet, more or less, to a point; thence 40°00' to the left in a Northwesterly direction a distance of 260 feet, more or less, to a point; thence 90°00' to the right in a Northeasterly direction a distance of 625 feet, more or less, to a point; thence 73°45' to the left in a Northwesterly direction a distance of 425 feet, more or less to a point; thence 80°00' to the left in a Southwesterly direction a distance of 375 feet, more or less, to a point; thence 83°00' to the left in a Southeasterly direction a distance of 410 feet, more or less, to a point; thence 90°00' to the right in a Southwesterly direction a distance of 25 feet, more or less, to a point; thence 90°00' to the right in a Northwesterly direction a distance of 216 feet, more or less, to a point; thence 133°00' to the left in a Southwesterly direction a distance of 150 feet, more or less, to a point; thence 49°00' to the right in a Westerly direction a distance of 490 feet, more or less, to a point; thence 104°30' to the right in a Northeasterly direction a distance of 290 feet, more or less, to a point; thence 61°30' to the right in a Northeasterly direction a distance of 1460 feet, more or less, to the POINT OF BEGINNING.

  
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Shelby Cnty Judge of Probate, AL  
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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 EBA - Indian Springs Village  
Mailing Address Town Hall  
Indian Springs Village, AL 35124

Grantee's Name Regions Bank, as Trustee  
Mailing Address RHPM5: Attn: John Gardner  
P.O. Box 10463  
Birmingham, AL 35202

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 9/25/2012

Total Purchase Price \$ 100.00

or

Actual Value \$ \_\_\_\_\_


or

Assessor's Market Value \$ \_\_\_\_\_

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 \_\_\_\_\_

  
20121003000377020 5/5 \$25.00  
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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 10/1/2012

Print Christopher C. McCauley

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1