

This instrument was prepared without
benefit of title evidence or survey by:
William R. Justice
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:
#1 Mt. Laurel Avenue, Suite 200
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned GRANTOR, the **County Board of Education of Shelby County, Alabama**, a statutory county board of education (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Ebsco Development Company, Inc.**, an Alabama corporation (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

Parcel 2 ("Parcel 2"):

A parcel of land situated in the Southeast 1/4 of Section 3, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:


Commence at the Southwest corner of the Southeast 1/4 of Section 3, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and run in an easterly direction along the south line of said 1/4 section for a distance of 877.80 feet to the POINT OF BEGINNING; thence continue along the last described course, and along the south line of said 1/4 section for a distance of 1181.00 feet; thence turn an interior angle to the right of 90 deg. 00 min. and run in a northerly direction for a distance of 605.61 feet; thence turn an interior angle to the right of 62 deg. 59 min. 50 sec. and run in a southwesterly direction for a distance of 908.37 feet; thence turn an interior angle to the right of 207 deg. 38 min. 03 sec. and run in a westerly direction for a distance of 128.59 feet; thence turn an interior angle to the right of 205 deg. 18 min. 24 sec. and run in a northwesterly direction for a distance of 272.96 feet; thence turn an interior angle to the right of 63 deg. 37 min. 28 sec. and run in a southerly direction for a distance of 314.00 feet to the POINT OF BEGINNING, said parcel containing 9.4 acres, more or less.

Subject to all terms, covenants, conditions, restrictions, agreements, and permitted exceptions contained in the deed from GRANTEE to GRANTOR dated August 4, 2003, and recorded as Instrument # 20030815000540200 in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the said GRANTOR, by its Superintendent, Randy Fuller, who is authorized to execute this conveyance has hereto set its signature and seal, this the 5 day of October, 2012.

[signature on following page]


20130308000096760 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
03/08/2013 08:50:34 AM FILED/CERT

Shelby County, AL 03/08/2013
State of Alabama
Deed Tax: \$113.00

County Board of Education of Shelby County,
Alabama

by Randy Fuller
Randy Fuller, as its Superintendent

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy Fuller, whose name as Superintendent of the County Board of Education of Shelby County, Alabama, a statutory county board of education, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said board of education.

Given under my hand and official seal, this the 5 day of October, 2012.

Naama H Newman
Notary Public



20130308000096760 2/3 \$131.00
Shelby Cnty Judge of Probate, AL
03/08/2013 08:50:34 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name County Board of Education of
Shelby County

Mailing Address Post Office 1910
Columbiana, AL 35051

Grantee's Name EBSCO Development Co. Inc.

Mailing Address #1 Mt. Laurel Ave., Suite 200
Birmingham, AL 35242

Property Address Jefferson Drive
Birmingham, AL 35242

Date of Sale 10/5/12

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 112,800.00

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 - Tax Assessor

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 10/5/12

Sign Randy Fuller
(Grantor/Grantee/Owner/Agent) circle one

Print Randy Fuller

☐ Unattested

Nullen R. Gentry
(Verified by)

20130308000096760 3/3 \$131.00
Shelby Cnty Judge of Probate, AL
03/08/2013 08:50:34 AM FILED/CERT