



20130423000164680 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
04/23/2013 11:56:16 AM FILED/CERT

Send Tax Notice to: County Board of Education of Shelby County, P.O. Box 1910, Columbiana, Al. 35051

Prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

(Based on Value of \$112,800.00)
verified by Assessors Market Value

KNOW ALL MEN BY THESE PRESENTS that in consideration of (\$.00) Dollars to the undersigned GRANTOR

EBSCO DEVELOPMENT COMPANY, INC., an Alabama Corporation, whose mailing address is: #1 Mt. Laurel Avenue, Ste. 200, Birmingham Al. 35242

(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

COUNTY BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA, a statutory county board of education, whose mailing address is: P.O. Box 1910, Columbiana, Al. 35051 (herein referred to as Grantee) in fee simple the following described real estate situated in Shelby County, Alabama, whose address is: P O Box 1910, Columbiana, AL 35051, to-wit:

See attached Exhibit A for legal description, incorporated herein for all purposes.

Subject to: All terms, covenants, conditions, restrictions, agreements and permitted exceptions contained in the deed 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 J. DAVID WALKER its VICE-PRESIDENT & CHIEF FINANCIAL OFFICER, who is authorized to execute this conveyance has hereunto set its signature and seal this the 28th day of March, 2013

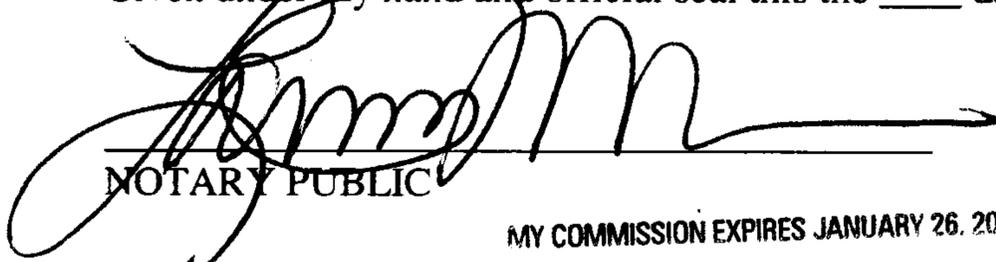
EBSCO DEVELOPMENT COMPANY, INC.

BY: J. DAVID WALKER
VICE-PRESIDENT & CHIEF FINANCIAL
OFFICER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. David Walker whose name as Vice-President & Chief Financial Officer for Ebsco Development Company, Inc. A corporation 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 corporation.

Given under my hand and official seal this the 28th day of March, 2013



NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 26, 2015

MY COMMISSION EXPIRES:



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Parcel A

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

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run east along the south line of said Section 3 for a distance of 877.80 feet to the POINT OF BEGINNING; thence turn an interior angle to the right of $89^{\circ}33'45''$ and leaving said south line run in a northerly direction for a distance of 353.90 feet; thence turn an interior angle to the left of $66^{\circ}01'30''$ and run in a southeasterly direction for a distance of 215.68 feet; thence turn an interior angle to the left of $113^{\circ}32'15''$ and run in a southerly direction for a distance of 267.76 feet to the aforementioned south line of Section 3; thence turn an interior angle to the left of $90^{\circ}00'00''$ and run in a westerly direction along said south line for a distance of 195.03 feet to the POINT OF BEGINNING.

Containing 1.4 acres more or less.



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Parcel B

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

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run east along the south line of said Section 3 for a distance of 877.80 feet; thence turn an interior angle to the right of $89^{\circ}33'45''$ and leaving said south line run in a northerly direction for a distance of 314.00 feet to the POINT OF BEGINNING; thence turn an interior angle to the right of $116^{\circ}26'30''$ and run in a northwesterly direction for a distance of 859.92 feet to a nontangent curve to the left having a central angle of $09^{\circ}28'50''$, a radius of 430.00 feet, and a chord of 71.07 which forms an interior angle to the left with the preceding course of $09^{\circ}46'15''$; thence run in a southeasterly direction along the arc of said curve for a distance of 71.15 feet; thence run in a southeasterly direction tangent to said curve for a distance of 107.37 feet to a curve to the left having a central angle of $21^{\circ}13'40''$, a radius of 765.00 feet, and a chord of 281.81 feet which forms an interior angle to the left of $169^{\circ}23'10''$; thence run in a southeasterly direction along the arc of said curve for a distance of 283.43 feet; thence run in a southeasterly direction tangent to said curve for a distance of 192.72 feet to a curve to the left having a central angle of $09^{\circ}07'02''$, a radius of 635.50 feet, and a chord of 101.02 feet which forms an interior angle to the left of $184^{\circ}33'36''$; thence run in a southeasterly direction along the arc of said curve for a distance of 101.12 feet; thence run in a southeasterly direction tangent to said curve for a distance of 94.79 feet; thence turn an interior angle to the left of $113^{\circ}58'30''$ and run in a southerly direction for a distance of 39.90 feet to the POINT OF BEGINNING.

Containing 0.8 acres more or less.



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Parcel C

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

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run north along the west line of said Quarter Section for a distance of 739.37 feet to the POINT OF BEGINNING; thence continue north along said west line for a distance of 299.35 feet; thence turn an interior angle to the left of $90^{\circ}00'00''$ and leaving said west line run in an easterly direction for a distance of 262.15 feet; thence turn an interior angle to the left of $87^{\circ}20'32''$ and run in a southerly direction for a distance of 322.80 feet to a nontangent curve to the right having a central angle of $02^{\circ}19'03''$, a radius of 825.00, with its tangent forming an interior angle to the left with the preceding course of $84^{\circ}11'09''$; thence run in westerly direction along the arc of said curve for a distance of 33.37 feet to a compound curve to the right having a central angle of $19^{\circ}11'14''$ and a radius of 375.00 feet; thence run in a northwesterly direction along the arc of said curve for a distance of 125.58 feet; thence run in a northwesterly direction tangent to said curve for a distance of 60.66 feet; thence turn an interior angle to the left of $289^{\circ}40'17''$ and run in a southerly direction for a distance of 57.98 feet; thence turn an interior angle to the left of $69^{\circ}43'40''$ and run in a northwesterly direction for a distance of 37.17 feet to the POINT OF BEGINNING.

Containing 1.75 acres more or less.


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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 EBSCO Development Company, Inc. Grantee's Name County Board of Education of Shelby County,

Alabama

Mailing Address #1 Mt. Laurel Avenue, Ste 200
Birmingham, AL 35242

Mailing Address: P O Box 1910
Columbiana, AL 35051

Property Address: 1 Jefferson Place
Birmingham, AL 35242

Date of Sale 3-28-13

Total Purchase Price \$ _____

or

Actual Value \$ _____

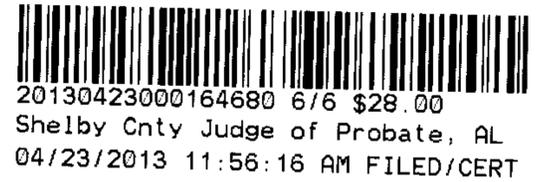
or

Assessor's Market Value \$ 47,400.00

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's Office



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 4-23-2013

Sign Randy J. [Signature]
(Grantor Grantee Owner Agent) circle one

Print Shelby County Bd of Education

Unattested

(Verified by)