

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

Grantee's Address:
P.O. Box 467
Columbiana, AL 35051

STATUTORY WARRANTY DEED



20130626000261180 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/26/2013 11:28:24 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) 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, and the exchange of like kind property of equal value, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Shelby County, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1 inch crimp iron locally accepted to be the Southwest corner of the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence run an assumed bearing of North 00 degrees, 12 minutes, 58 seconds East along the West line of said quarter-quarter Section for a distance of 558.75 feet to an iron pin set with a SSI cap; thence run South 88 degrees, 58 minutes, 19 seconds East for a distance of 1,061.04 feet to an iron pin set with a SSI cap at the point of beginning; thence run North 07 degrees, 48 minutes, 20 seconds West for a distance of 546.96 feet to a fence post; thence run North 88 degrees, 29 minutes, 23 seconds East for a distance of 345.46 feet to a PK nail set on the East line of said quarter-quarter Section; thence run South 00 degrees, 10 minutes, 23 seconds West along the East line of said quarter-quarter Section for a distance of 383.78 feet to an iron pin set with a SSI cap on the Northwest right of way line of Norfolk Southern Railroad; thence run South 56 degrees, 01 minutes, 25 seconds West along said Northwest right of way line for a distance of 299.91 feet to a 1/2 inch open top found; thence run North 88 degrees, 58 minutes, 08 seconds West for a distance of 21.20 feet to the point of beginning; said parcel containing 3.3844 acres, more or less.

Less and except all minerals and mineral rights previously reserved, and subject to all easements, conditions, exceptions, reservations, rights of way and encumbrances of record.

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 19th day of June, 2013.

[signature on following page]

County Board of Education of Shelby County,
Alabama

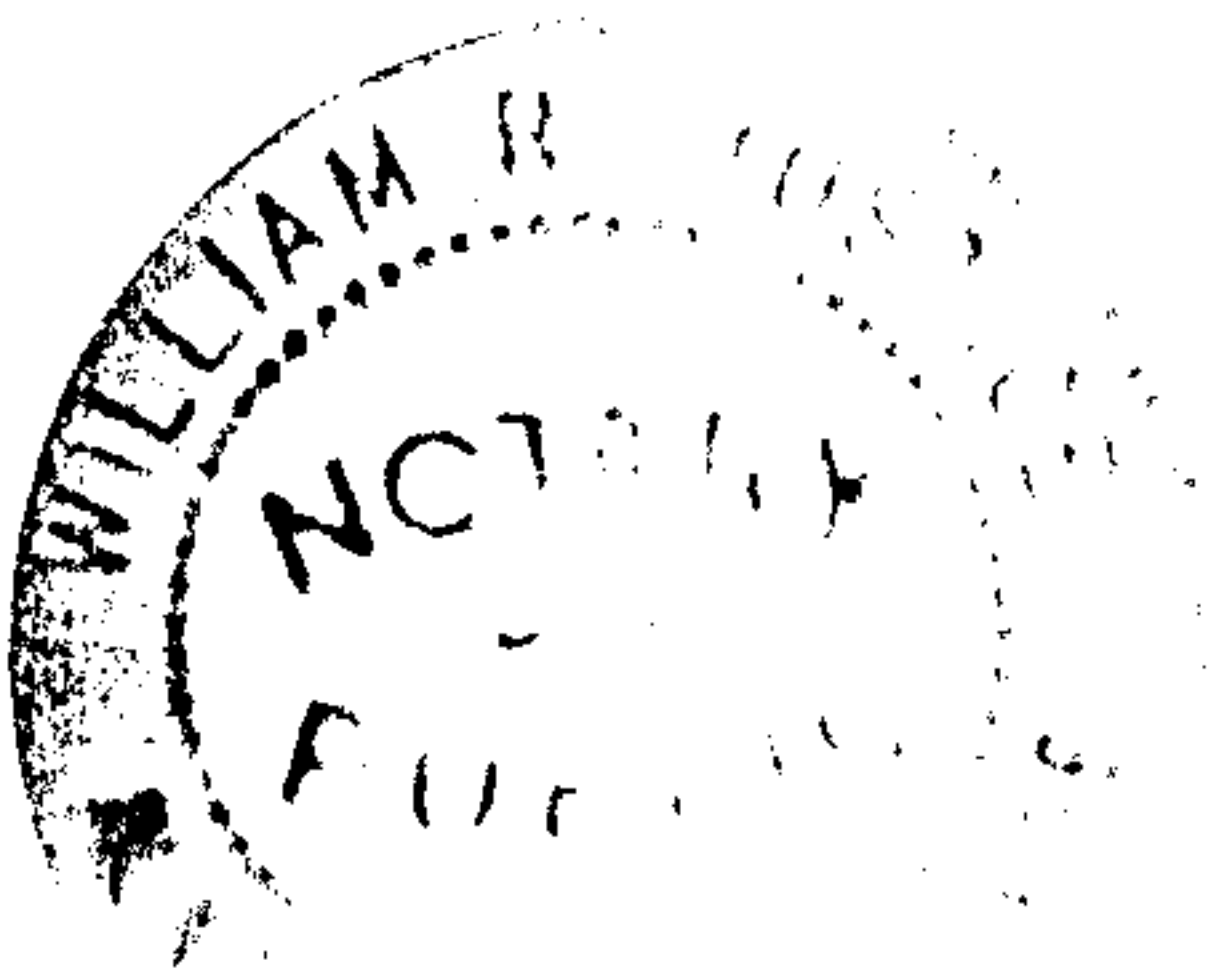
by *Randy Fuller*
Randy Fuller, as its Superintendent

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 19th day of June, 2013.



William R. Jones
Notary Public

20130626000261180 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/26/2013 11:28:24 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
Mailing Address of Shelby County, Alabama
PO Box 1910
Columbiana, AL 35051

Grantee's Name Shelby County, Alabama
Mailing Address PO Box 467
Columbiana, AL 35051

Property Address Hwy 70
Columbiana, AL 35051

Date of Sale 6-19-13
Total Purchase Price \$

or
Actual Value \$ 50,766.00

or
Assessor's Market Value \$



20130626000261180 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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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

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 6-19-13

Print William R. Justice

☐ Unattested

Sign William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1