

This instrument prepared by and,
upon recording, return to:

David W. Stephenson
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203
205-521-8806

STATE OF ALABAMA)
 :
SHELBY COUNTY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid in hand to **SHELBY COUNTY BOARD OF EDUCATION** (herein called the "Grantor"), by **CITY OF ALABASTER BOARD OF EDUCATION** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for the year 2013 and subsequent years.
2. Any reservation of mineral rights.
3. Any and all restrictions, easements and other matters of record.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantor will only forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated but against no other claims.

This deed was prepared without benefit of survey.

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


20130717000290950 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 1st day of July, 2013.

ATTEST:

**SHELBY COUNTY BOARD OF
EDUCATION**

Randy Miller

By: Aubrey S. Miller
Name: AUBREY S. MILLER
Title: President

[SEAL]

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aubrey Miller, whose name as President of Shelby County Board of Education, 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 the said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of Shelby County Board of Education.

GIVEN under my hand and seal, this _____ day of July, 2013.

[NOTARIAL SEAL]

Sharon A. Lee
Notary Public

My Commission Expires: 2-14-16


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EXHIBIT A

(Thompson Intermediate School)

Parcel I:

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter section and run West along the South line of said quarter-quarter section for 424.65 feet to a point on the Westerly right of way line of Alabama Highway #119; said point being also the point of beginning; thence continue West along the South line of said quarter-quarter section for 745.90 feet thence 88 degrees 00' right and run Northerly for 164.40 feet; thence 97 degrees 10' right and Southeasterly for 168.60 feet; thence 81 degrees 05' left and run Northeasterly 342.16 feet; thence 75 degrees 55' right and run Easterly for 417.17 feet to a point on the Westerly right of way of Alabama Highway #119; said point being on a curve to the left; said curve having a radius of 2889.93 feet; thence 83 degrees 13'29" right to become tangent to said curve and run Southerly along the arc of said curve for 218.97 feet to the end of said curve; thence from tangent to said curve continue Southeasterly along said right of way line for 112.70 feet to the beginning of a curve to the right; said curve having a radius of 4525.52 feet; thence run Southeasterly along the arc of said curve and along said right of way line for 156.61 feet to the point of beginning.

Parcel II:

Beginning at the SE corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, thence running south 89 deg. 15' West 437 feet to a point on the West right of way of road thence south 89 deg. 15' West 153 feet; thence South 3 deg. East 210 feet; thence North 89 deg. 15' East 36 feet thence North 0 deg. 47' East 39.2 feet; thence North 84 deg. 32' East 136.8 feet to a point of the West right of way of road; thence North 10 deg. 28' West 162 feet to point of beginning.

Parcel III:

Beginning at the SE corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, thence running south 89 deg. 15' West 1115 feet to point of beginning; thence South 89 deg. 15' West 55.2 feet; thence south 2 deg. 45' East 210 feet; thence North 89 deg. 15' East 52 feet thence North 3 deg. West 210 feet to point of beginning.



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Parcel IV:

Commence at the NE corner of the SE ¼ of NW ¼ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; run thence South 89 deg. 15 min. West a distance of 437 feet to a point on the West right of way line of the Siluria-Montevallo Highway; thence run along the West right of way line of said road South 10 deg. 28 min. East a distance of 162.00 feet to the point of beginning of the land herein described and here conveyed; thence run South 84 deg. 32 min. West a distance of 136.80 feet; thence run South 84 deg. 32 min. West a distance of 39.20 feet; thence run South 89 deg. 15 min. West a distance of 1356.54 feet; thence run South 2 deg. 17 min. West a distance of 442.12 feet to the center of a mock orange hedge row; thence run North 86 deg. 15 min. East a distance of 1532.27 feet, more or less, to the west right of way line of said road; thence run along the West right of way line of said road North 4 deg. 19 min. West a distance of 113.50 feet; thence continue along said right of way North 5 deg. 49 min. West a distance of 100 feet; thence continue along said right of way North 6 deg. 14 min. West a distance of 100 feet; thence continue along said right of way North 7 deg. 14 min. West a distance of 100 feet to the point of beginning.

Parcel V:

A part of the S ½ of the NW ¼ of Section 11, Township 21 South, Range 3 West, More particularly described as follows:

Commence at the NE corner of the SE ¼ of NW ¼ of Section 11 and run South 89 deg. 15 min. West a distance of 437.0 feet; thence run South 10 deg. 28 min. East a distance of 162.00 feet; thence run South 7 deg. 14 min. East a distance of 100.0 feet; thence run South 6 deg. 14 min. East a distance of 100.0 feet; thence run South 5 deg. 49 min. East a distance of 100.0 feet; thence run South 4 deg. 19 min East a distance of 113.50 feet to point on West R.O.W. line of Montevallo-Siluria Highway; and the point of beginning; thence run South 86 deg. 15 min. West along the center of a Mock Orange Hedge Row a distance of 1537.82 feet; thence run South 1 deg. 14 min. West along the center of a Mock Orange Hedge Row a distance of 235.39 feet; thence run North 86 deg. 16 min. East a distance of 1557.0 feet to the West R.O.W. of Montevallo-Siluria Highway; thence run North 9 deg. 56 min. West a distance of 234.52 feet to 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
Mailing Address

Shelby County BOE

Grantee's Name
Mailing Address

City of Alabaster BOE
PO Box 840
Alabaster, AL 35007

Property Address

10019 Hwy 119
Alabaster, AL
35007
Thompson
Intermediate
School

Date of Sale

7/1/2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 556,660

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

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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

7/19/2013

Print

James B. Giffen

Sign

James B. Giffen

(Grantor/Grantee/Owner/Agent circle one)

Unattested

(verified by)

Form RT-1