

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.

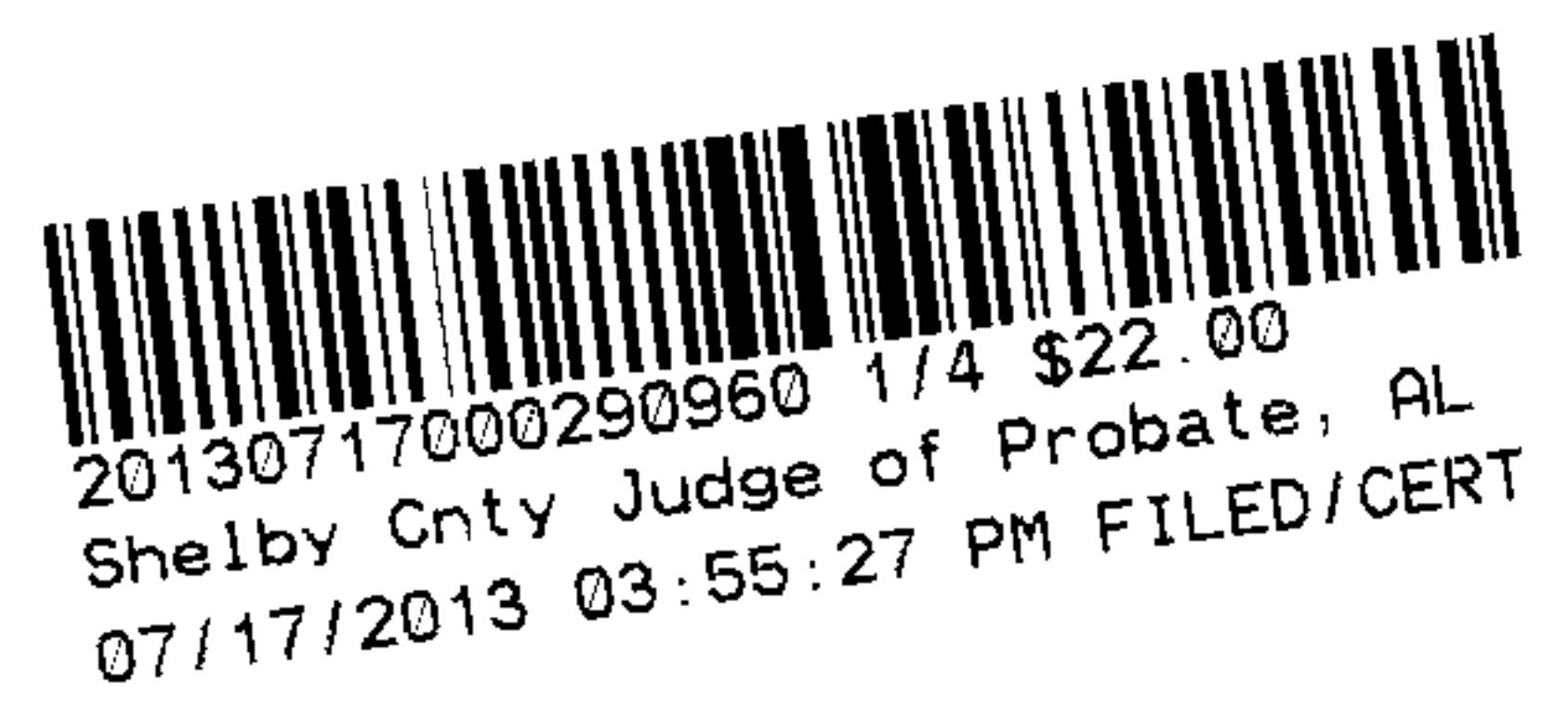
SUBJECT TO:

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.



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 Fuller

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 S. 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


20130717000290960 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/17/2013 03:55:27 PM FILED/CERT

EXHIBIT A

(Meadow View Elementary School)

A PARCEL OF LAND LOCATED IN THE N½ OF THE SW¼ OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SECTION 25; THENCE NORTH 8 DEGREES 26 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1774.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 887.31 FEET TO THE NORTH LINE OF SAID SW¼; THENCE SOUTH 77 DEGREES 34 MINUTES 21 SECONDS EAST ALONG SAID ¼ LINE A DISTANCE OF 1322.44 FEET TO THE NE CORNER OF THE NW¼ OF THE SW¼ OF SAID SECTION 25; THENCE SOUTH 78 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID SW¼ A DISTANCE OF 1204.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 12 (SMOKEY ROAD - 80 FOOT RIGHT OF WAY); THENCE SOUTH 13 DEGREES 34 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 878.05 FEET; THENCE LEAVING SAID RIGHT OF WAY, LINE NORTH 77 DEGREES 58 MINUTES 17 SECONDS WEST A DISTANCE OF 2448.20 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.



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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 Shelby County BOE
Mailing Address _____

Grantee's Name City of Alabaster BOE
Mailing Address PO Box 840
Alabaster, AL
35007

Property Address 2800 Smokey Rd.
Alabaster, AL
Meadow View
ES

Date of Sale 7/1/2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 7,701,070

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 _____

Print James B. Griffin

X Unattested

Karen Melsen
(verified by)

Sign

James B. Griffin
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1