

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.

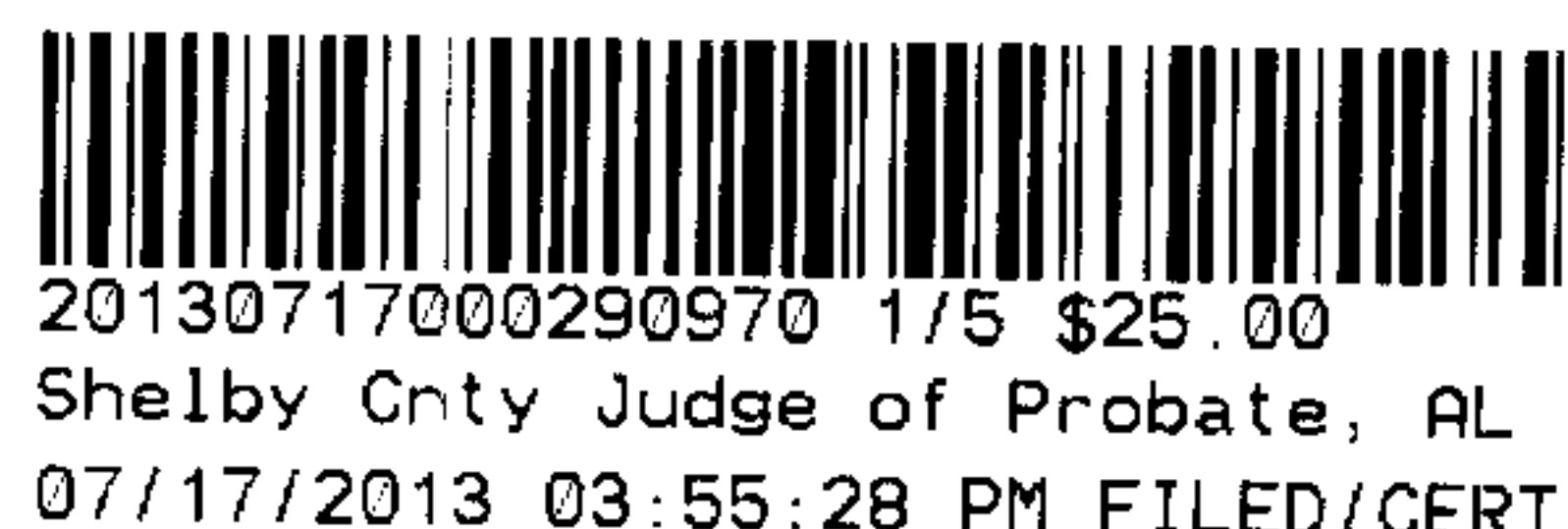
**SUBJECT TO:**

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 1<sup>st</sup> 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

  
20130717000290970 2/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 03:55:28 PM FILED/CERT

## EXHIBIT A

### (Creek View Elementary School)

#### PARCEL I

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SW CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 AND RUN NORTH ALONG THE WEST LINE OF SAME 400.01 FEET TO THE POINT OF BEGINNING; THENCE LEFT 90 DEG. 21' 25" AND RUN WEST AND PARALLEL TO THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, 123.58 FEET INTO SECTION 8; THENCE RIGHT 90 DEG. 21' 25" AND RUN NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 1434.03 FEET; THENCE RIGHT 89 DEG. 38' 35" AND RUN EAST AND PARALLEL TO THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, 123.58 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, 913.80 FEET TO A POINT IN THE CENTERLINE OF BEAVERDAM CREEK; THENCE THE FOLLOWING COURSES ALONG THE CENTERLINE OF SAID BEAVERDAM CREEK, RIGHT 124 DEG. 44' 07" AND RUN SOUTHWESTERLY 69.62 FEET; THENCE LEFT 8 DEG. 17' 01" AND RUN SOUTHWESTERLY 160.81 FEET; THENCE RIGHT 5 DEG. 10' 40" AND RUN SOUTHWESTERLY 259.09 FEET; THENCE LEFT 39 DEG. 20' 39" AND RUN SOUTHEASTERLY 447.05 FEET; THENCE LEFT 78 DEG. 41' 58" AND LEAVING SAID CENTERLINE OF CREEK, RUN SOUTHEASTERLY 49.22 FEET TO THE NORTHWESTERLY CORNER OF THE ALBERT F. THOMASSON TRACT, AS RECORDED IN DEED BOOK 335, PAGE 108 IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, SAID CORNER BEING LOCATED IN THE CENTERLINE OF THE ROADBED OF THE OLD MONTEVALLO-ELYTON ROAD AS LOCATED BY THIS SURVEY; THENCE THE FOLLOWING COURSES ALONG THE CENTERLINE OF SAID ROADBED, RIGHT 70 DEG. 09' 22" AND RUN SOUTHEASTERLY 162.31 FEET; THENCE RIGHT 8 DEG. 30' 00" AND RUN SOUTHEASTERLY 265.60 FEET; THENCE LEFT 7 DEG. 30' 00" AND RUN SOUTHEASTERLY 106.40 FEET TO THE SOUTHWESTERLY CORNER OF SAID THOMASSON TRACT; THENCE LEFT 73 DEG. 00' 00" AND RUN SOUTHEASTERLY ALONG AN EXISTING DRAINAGE DITCH 101.22 FEET TO THE SOUTHEASTERLY CORNER OF SAID THOMASSON TRACT, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 17; THENCE RIGHT 89 DEG. 51' 46" AND RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY 41.42 FEET TO A POINT; THENCE RIGHT 88 DEG. 23' 43" AND LEAVING SAID RIGHT OF WAY, RUN WEST AND PARALLEL TO THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4 OF SECTION 9, 994.00 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

#### PARCEL II

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SW 1/4 OF NW 1/4 AND RUN EAST ALONG THE SOUTH LINE OF SAME 985.29 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #17; THENCE LEFT 88 DEG. 23 MIN. 43 SEC. AND RUN NORTH ALONG SAID WESTERLY RIGHT OF WAY 441.57 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE LEFT 89 DEG. 51 MIN. 46 SEC. AND RUN WESTERLY 101.22 FEET TO A POINT IN THE CENTERLINE OF AN OLD ROAD BED; THENCE RIGHT 73 DEG. 00 MIN. 00 SEC. AND RUN NORTHWESTERLY ALONG SAID CENTERLINE OF OLD ROAD BED 106.40 FEET TO A POINT; THENCE RIGHT 7 DEG. 30 MIN. 00 SEC. AND CONTINUE NORTHWESTERLY ALONG SAID CENTERLINE 114.82 FEET TO A POINT; THENCE RIGHT 99 DEG. 21 MIN. 46 SEC. AND RUN EASTERLY 150.76 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY SHELBY COUNTY HIGHWAY #17; THENCE RIGHT 90 DEG. AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY 215.36 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. ACCORDING TO SURVEY OF PARAGON ENGINEERING, INC.

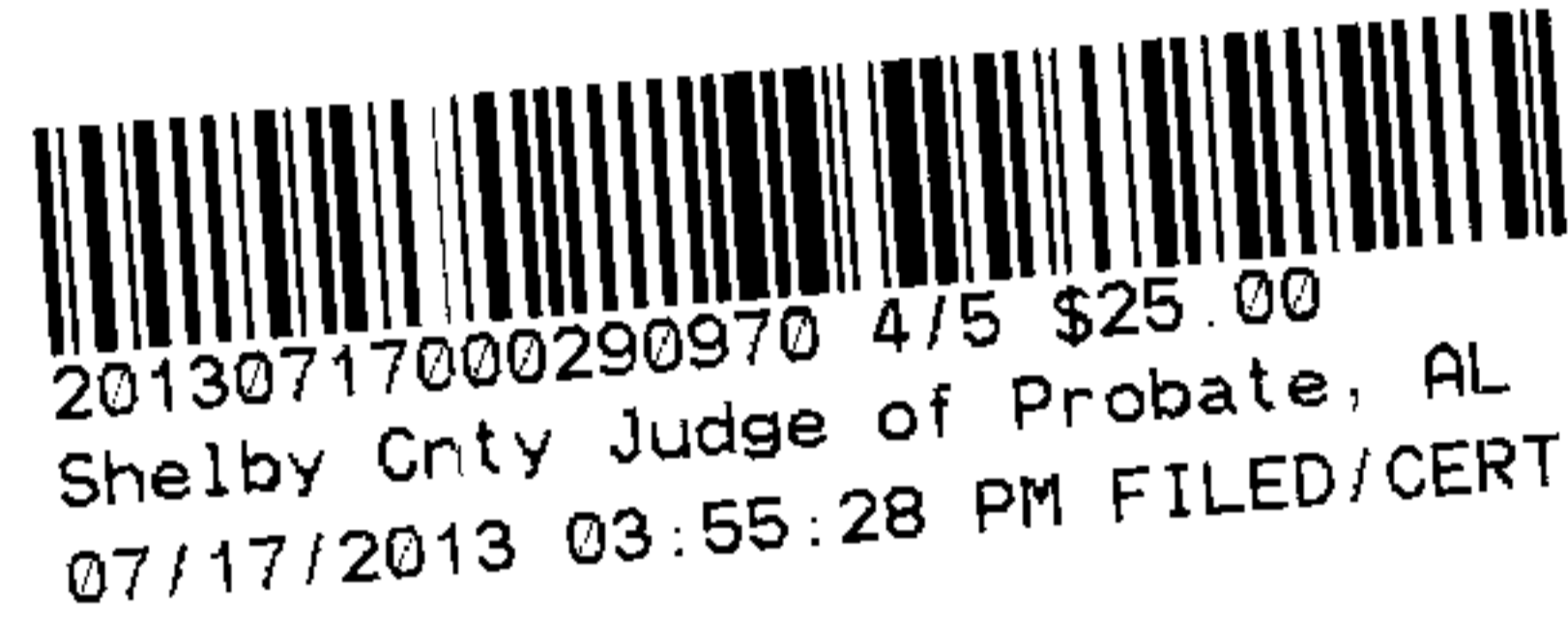


20130717000290970 3/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 03:55:28 PM FILED/CERT

PARCEL III

PART OF THE SW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW ¼ OF THE NW ¼ AND RUN EAST ALONG THE SOUTH LINE OF SAME 985.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY #17; THENCE LEFT 88 DEG. 23 MIN. 43 SEC. AND RUN NORTH ALONG SAID WESTERLY RIGHT-OF-WAY 656.93 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL II; THENCE LEFT 90 DEG. AND RUN WESTERLY 150.76 FEET TO A POINT ON THE CENTERLINE OF AN OLD ROAD BED; THENCE RIGHT 80 DEG. 38 MIN. 14 SEC. AND RUN NORTHWESTERLY ALONG SAID CENTERLINE OF OLD ROAD BED 150.78 FEET TO A POINT; THENCE LEFT 8 DEG. 30 MIN. AND CONTINUE NORTHWESTERLY ALONG SAID CENTERLINE 162.31 FEET TO A POINT; THENCE RIGHT 109 DEG. 50 MIN. 38 SEC. AND RUN EASTERLY 225.21 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY SHELBY COUNTY HIGHWAY #17; THENCE RIGHT 88 DEG. 01 MIN. 09 SEC. AND RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY 295.48 FEET TO THE POINT OF BEGINNING.



# 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  
Box 840

Property Address

Creechview  
ES

8568 Hwy 17  
Maylene, AL  
35114

Date of Sale

7/1/2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 372,000 + 28,800 = 400,800

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



20130717000290970 5/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 03:55:28 PM FILED/CERT

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

7/15/2013

Print

James B. Griffith

Sign

James B. Griffith

(Grantor/Grantee/Owner/Agent circle one)

X Unattested

Karen Melsen

(verified by)

Form RT-1