

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.

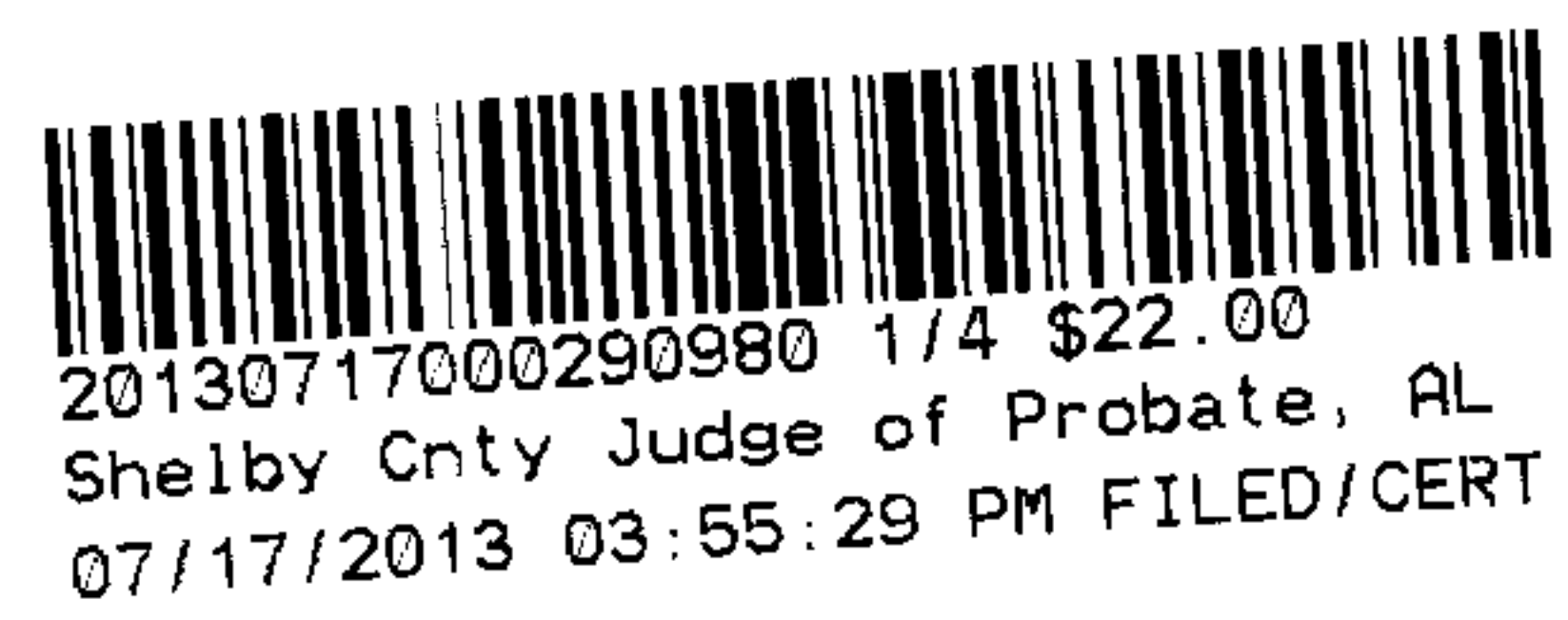
SUBJECT TO:

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

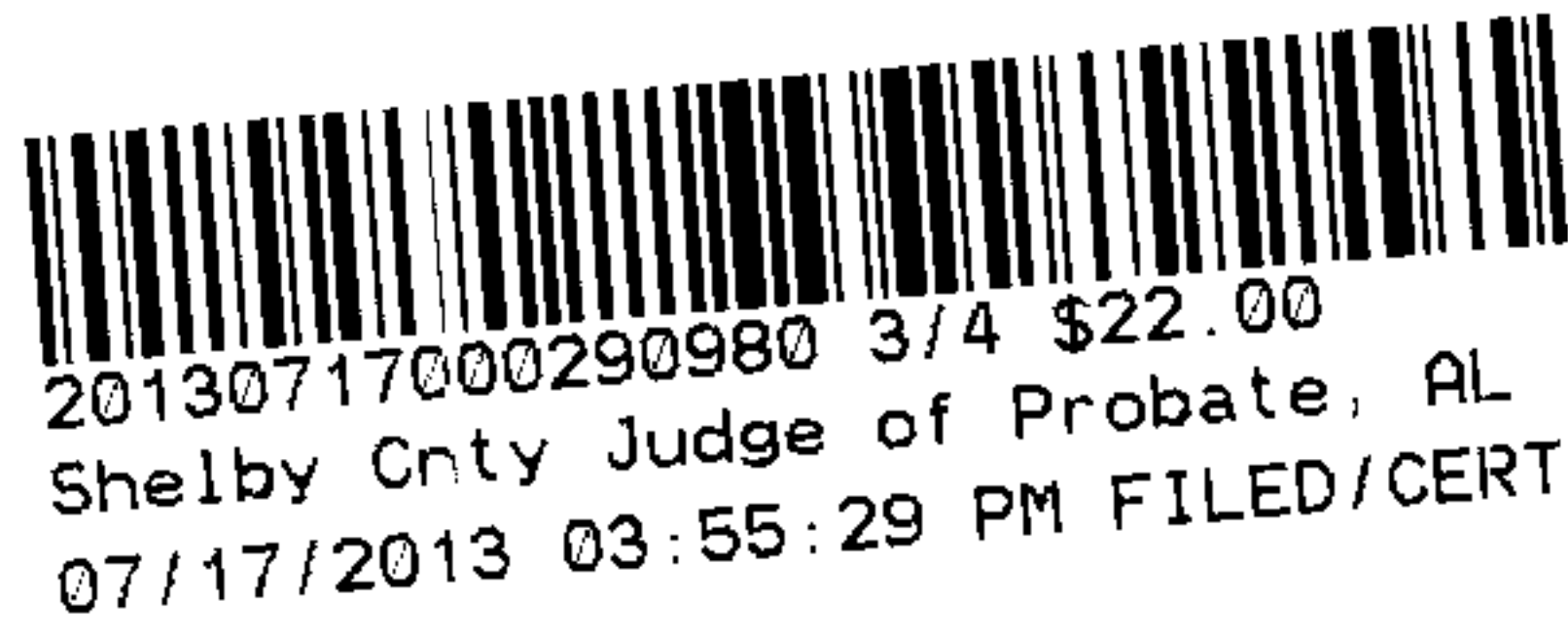


20130717000290980 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/17/2013 03:55:29 PM FILED/CERT

EXHIBIT A

(Thompson Middle School)

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 29.63 feet to a point on the Northerly right of way line of County Road #26 and the point of beginning; thence continue along the last described course for a distance of 821.43 feet; thence turn 92 deg. 10' 25" right and run Easterly for 1,326.84 feet to a point on the Westerly right of way line of Warrior Drive; thence turn 87 deg. 50' 17" right and run Southerly along said road right of way for a distance of 816.01 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence turn 90 deg. 38' 55" right and run Westerly a distance of 204.79 feet to a point on the Northerly right of way line of Shelby County Highway #26 (also known as Kent Dairy Road); thence turn 1 deg. 30' 48" right and run along said right of way 1,121.75 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 Shelby County BOE
Mailing Address _____

Grantee's Name City of Alabaster BOE
Mailing Address 6919 Highway 119
Box 840
Alabaster, AL 35007

Property Address 1509 Kent Dairy Rd.
Alabaster, AL
Thompson
MS

Date of Sale 7/1/2013

Total Purchase Price \$ _____

or

Actual Value \$ _____


or

Assessor's Market Value \$375,000

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


20130717000290980 4/4 \$22.00
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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 7/15/2013

Print

James B. Griffith

X Unattested

Karen Nielsen Sign
(verified by)

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

Form RT-1