

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.

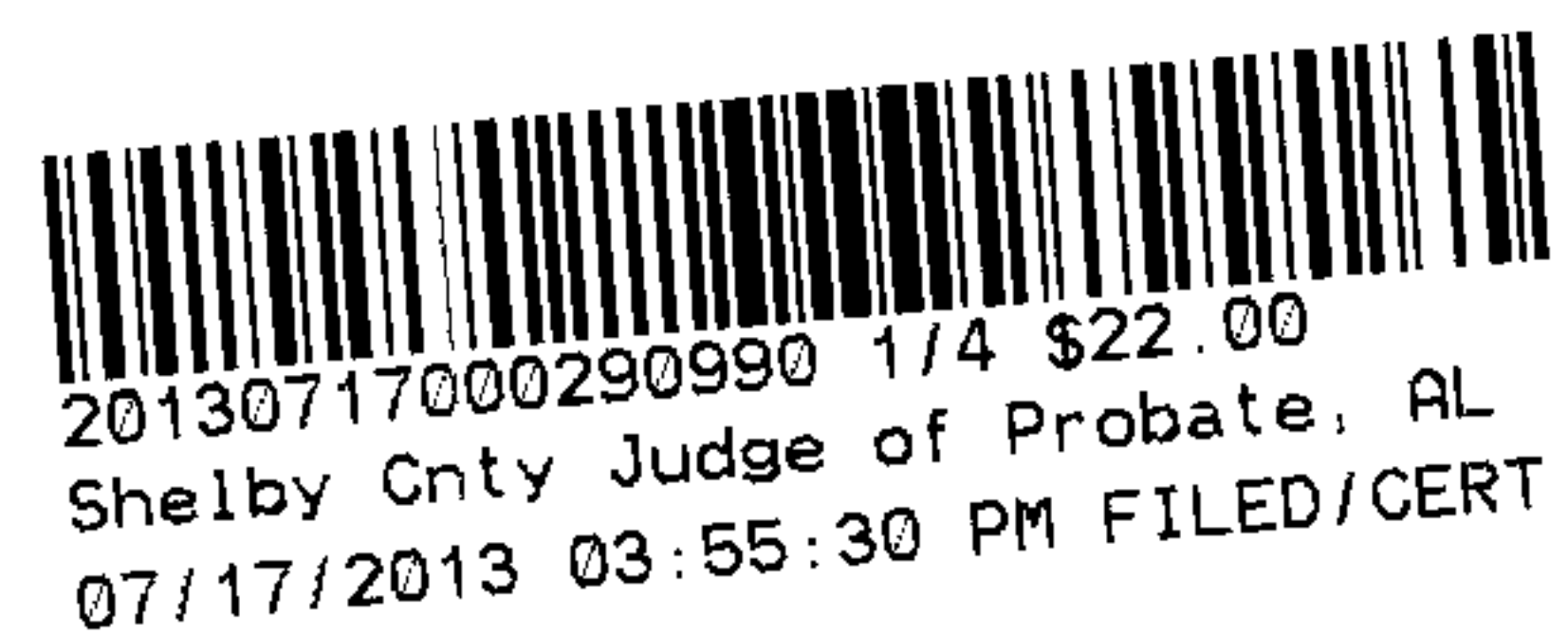
SUBJECT TO:

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. Lue
Notary Public

My Commission Expires: 2-14-16



20130717000290990 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/17/2013 03:55:30 PM FILED/CERT

EXHIBIT A

(Thompson High School)

Parcel I:


The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as:

Commence at the Southeast corner of said Section 10; thence run North along the East section line a distance of 1339.65 feet to the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10 and the point of beginning; thence turn left 89 deg. 32 min. 43 sec. and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1334.55 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and the South boundary line of Southwind Subdivision, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama; thence turn right 90 deg. 20 min. 15 sec. and run East along the South boundary line of Southwind Subdivision, First Sector, and the South line of Wallington Developers, Inc. Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128, in the Probate Office of Shelby County, Alabama, and the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1338.50 feet to the point of beginning.

Parcel II:

A tract of land located in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, and the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the Southeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West thence run Westerly along the South boundary line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, a distance of 234.0 feet; thence run Northerly, parallel to the East boundary line of Section 10, Township 21 South, Range 3 West, a distance of 405 feet, more or less, to the point of intersection with the South right-of-way line of Shelby County Highway 264; thence run in an Easterly direction along the South right-of-way line of said County Highway 264 a distance of 729 feet, more or less, to the center line of Buck Creek; thence run in a Southerly direction along the meandering of the center line of Buck Creek to its point of intersection with the South boundary line of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West; thence run it a Westerly direction along the South boundary line of said NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West a distance of 720 feet, more or less, to the point of beginning of the property herein conveyed. All property included in this deed lies South and West of the center line of Buck Creek.


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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 Cty. BOE
Mailing Address PO Box 1410
Columbiana, AL 35051

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

Property Address 100 Warder Drive
Thompson HS
Alabaster, AL

Date of Sale July 1, 2013
Total Purchase Price \$


or
Actual Value \$

or
Assessor's Market Value \$ 679,200

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 7/17/2013

Print James B. Griffith

X Unattested Karen Melsen
(verified by)

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