

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Shelby County Board of Education
P O Box 1910
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty Thousand No/00 Dollars (\$80,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Moore, an unmarried man and Lulabell Moore Farrington, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **County Board of Education of Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

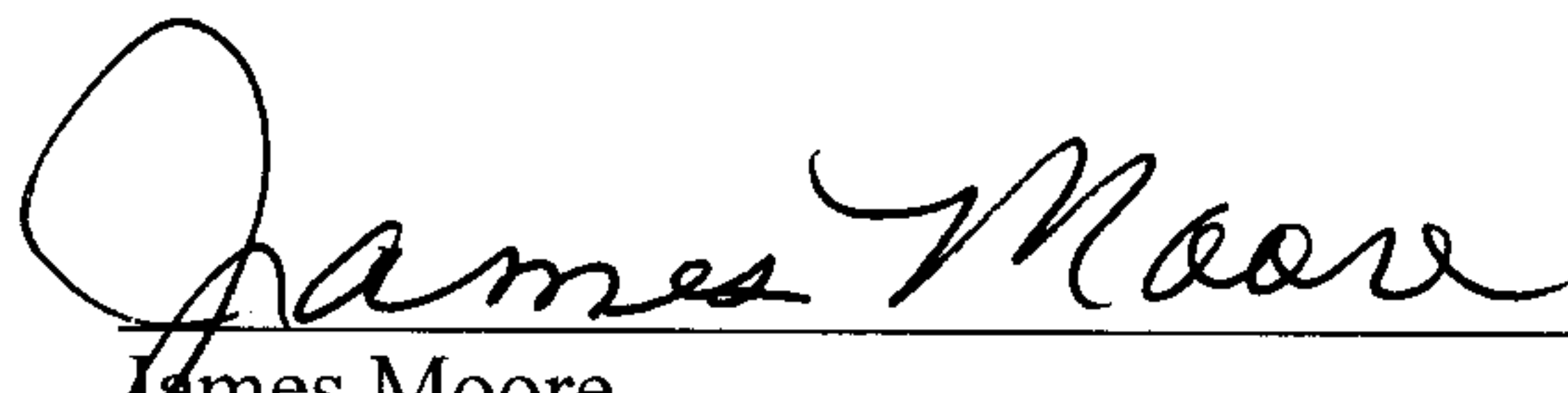
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of August, 2013.

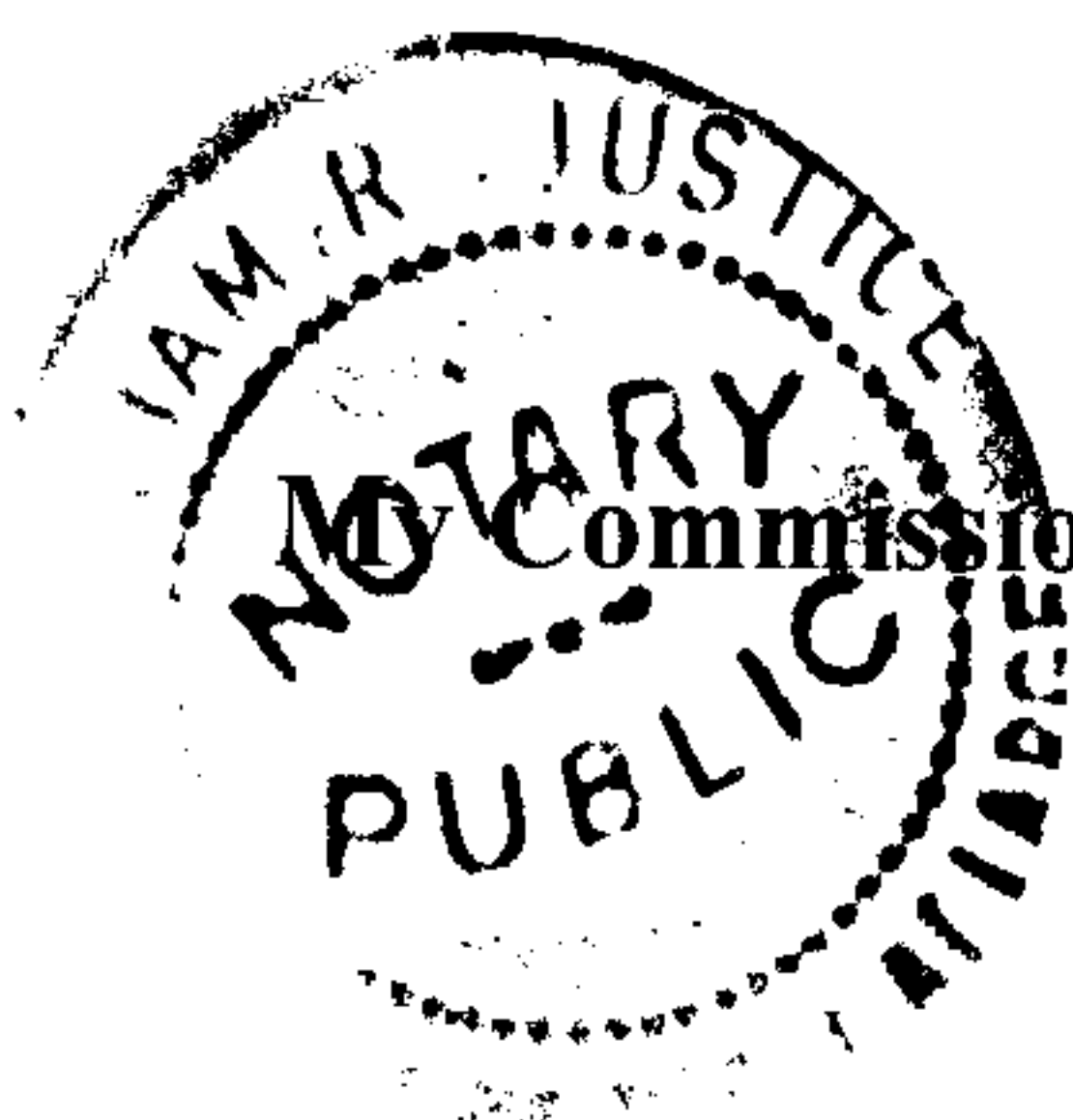

James Moore

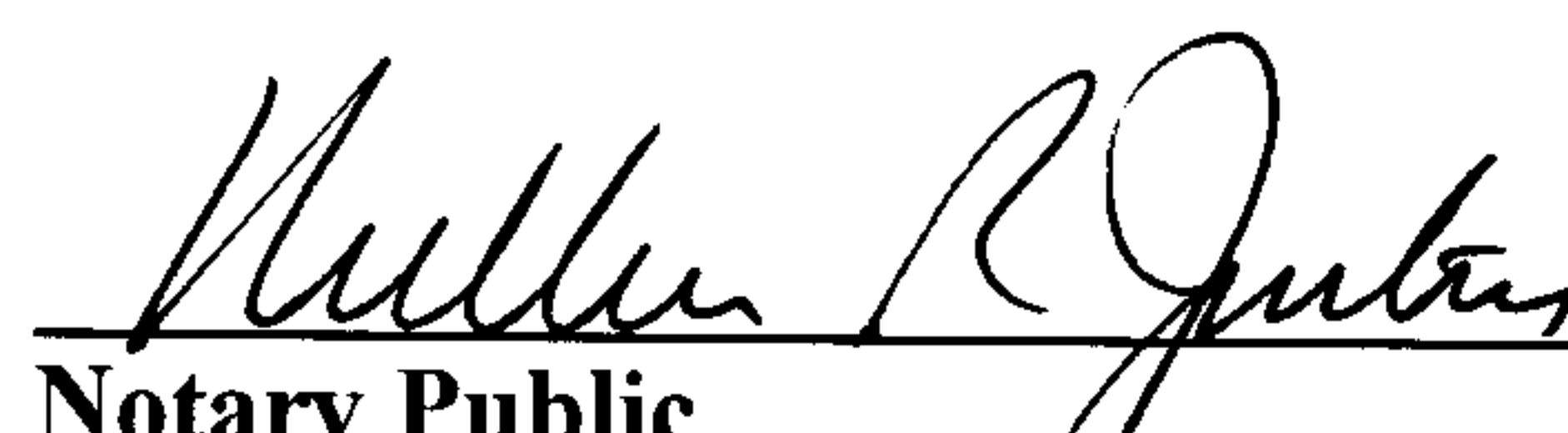

Lulabell Moore Farrington

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Moore and Lulabell Moore Farrington, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2013.




Notary Public

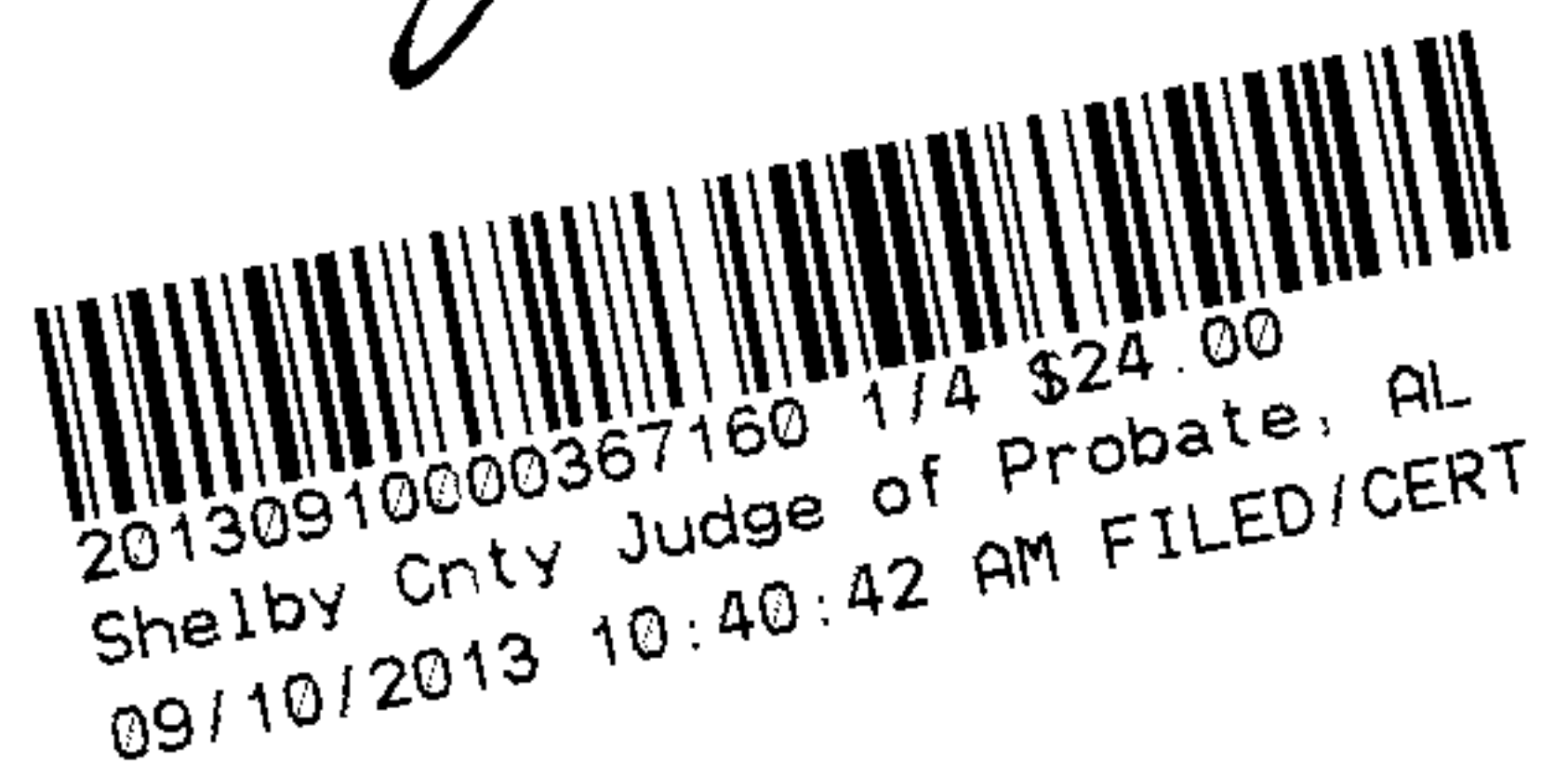


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 2:

The East 50.00 feet of Lot 5 of Block F, as shown in Map Book 3, Page 41, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Begin at a 1 ½ inch solid rod found at the Southeast corner of said Lot 5, said point being the POINT OF BEGINNING of the herein described tract of land and lying on the West right of way line of U.S. Highway 119 (Selma Road) (60.00 Foot ROW); thence in a westerly direction along the South line of Lot 5, leaving said right of way line and run a distance of 50.00 feet to a point on the South line of said Lot 5; thence turn a deflection angle to the right of 90 degrees 24 minutes 34 seconds, leaving South line of said Lot 5 and run in a northerly direction a distance of 50.07 feet to a point, said point being a capped rebar (CA#00279) lying on the North line of said Lot 5; thence turn a deflection angle to the right of 89 degrees 33 minutes 59 seconds and run in an easterly direction a distance of 50.00 feet along the North line of said Lot 5 to the Northeast corner of said Lot 5, said point being a ½ inch crimped pipe lying on the West right of way line (60.00 ROW) of U.S. Highway 119 (Selma Road); thence turn a deflection angle to the right of 90 degrees 27 minutes 34 seconds leaving the North line of said Lot 5 and run in a southerly direction along the West right of way line of U.S. Highway 119 a distance of 50.09 feet to the POINT OF BEGINNING. .

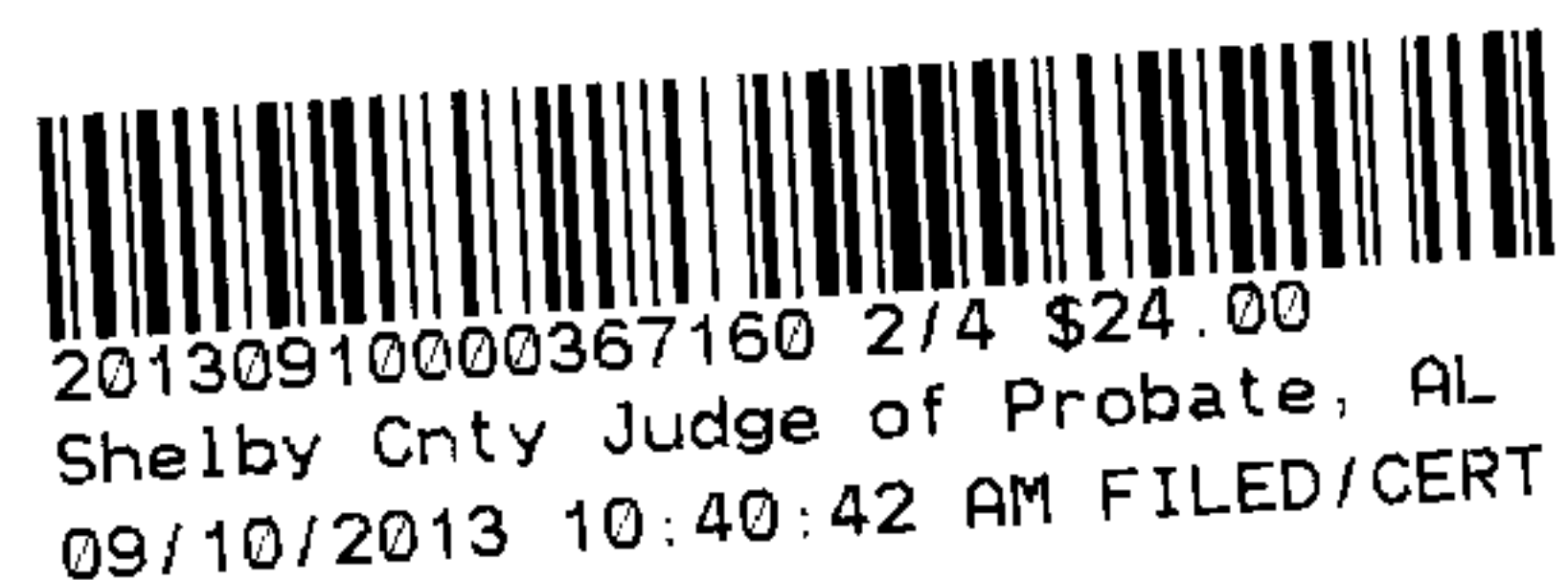
SUBJECT TO:

Ingress, Egress and Utility Easement:

A 10 foot ingress, egress and utility easement, running in an East and West direction located along the Southern 10.00 feet and the East 50.00 feet of Lot 5 of Block F, as shown in Map Book 3, Page 41, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Begin at a 1 ½ inch solid rod found at the Southeast corner of said Lot 5, said point being the POINT OF BEGINNING of the herein described 10 foot ingress, egress and utility easement and lying on the West right of way line of U.S. Highway 119 (Selma Road) (60.00 foot ROW); thence from said POINT OF BEGINNING in a westerly direction along the South line of Lot 5, leaving said right of way line, and run along the South boundary of said easement a distance of 50.00 feet to a point on the South line of said Lot 5 and the Southwest corner of said easement; thence turn a deflection angle to the right of 90 degrees 24 minutes 34 seconds, leaving South line of said Lot 5, and run in a northerly direction along the West boundary of said easement, a distance of 10 feet to a point; thence turn a deflection angle to the right of 89 degrees 35 minutes 26 seconds and run in an easterly direction along the North boundary of said easement a distance of 50.00 feet to a point, said point being the Northeast corner of said easement and lying on the West right of way line of U.S. Highway 119 (Selma Road) (60.00 Foot ROW); thence turn a deflection angle to the right of 90 degrees 25 minutes 57 seconds and run in a southerly direction along the West right of way line of U.S. Highway 119 and along the East boundary of said easement a distance of 10.00 feet to the POINT OF BEGINNING.

According to the survey of Sain Associates Consulting Engineers & Surveyors.



THIS INFORMATION CONTAINED IN THESE PLANS MAY NOT IN WHOLE OR IN PART BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF SAIN ASSOCIATES, INC.



SCALE: 1" = 20'



20130910000367160 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/10/2013 10:40:42 AM FILED/CERT

Henry Earl Silas Jr.
and
Yvonne Pearson
Probate Record
19940314000082331

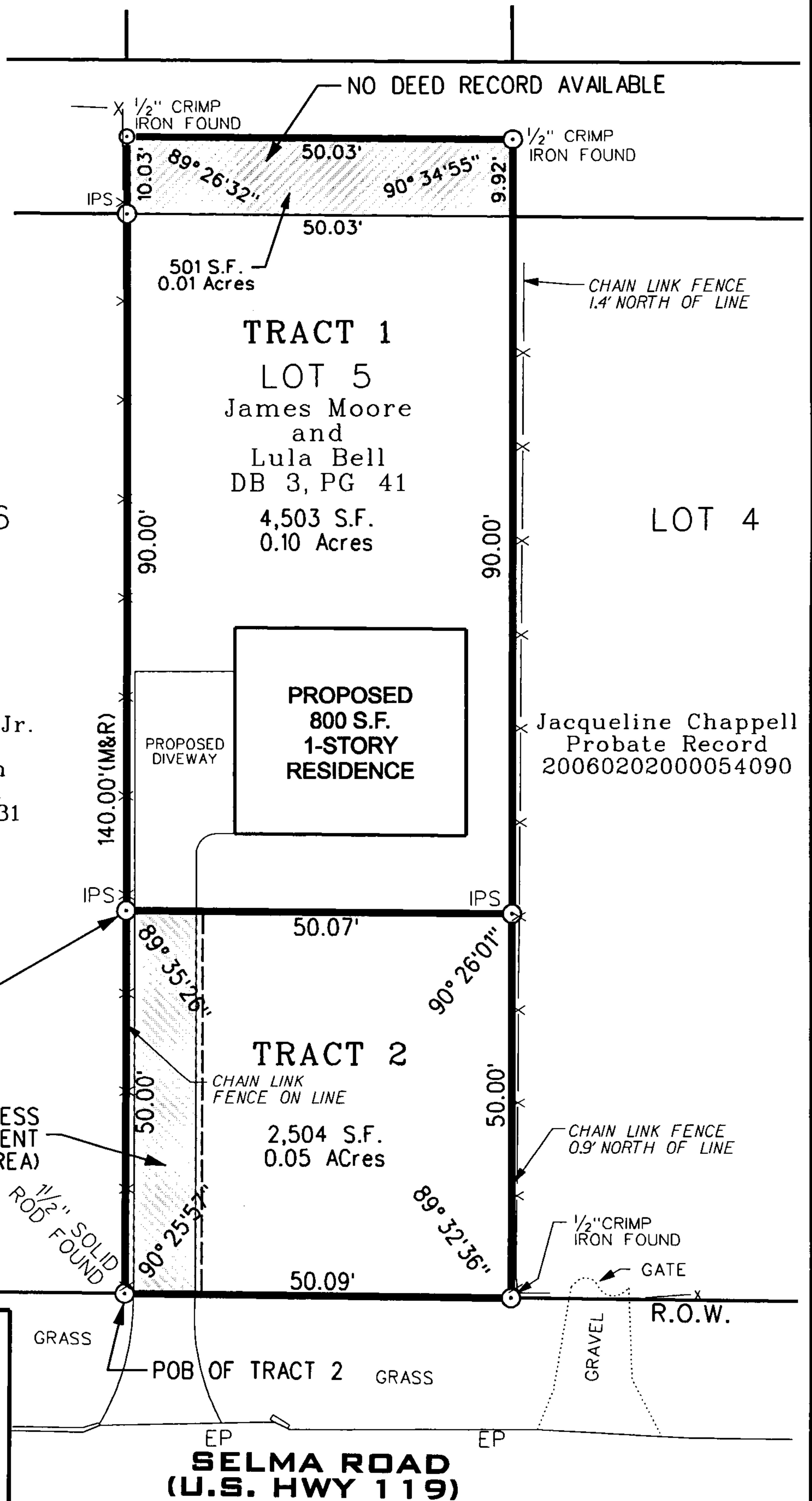
POB OF TRACT 1

10' INGRESS/EGRESS
& UTILITY EASEMENT
(HATCHED AREA)

NOTE:
Tract 2 to be used in
connection with Highway
Right-of-Way and Street
improvements and no
residential or accessory
structures will be constructed.

SAIN
associates
consulting engineers
& surveyors

Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-8420
Website: www.sain.com



PLOT PLAN - LOT 5
MONTEVALLO MIDDLE SCHOOL

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name James Moore & Lulabell Moore *Fairington*

Grantee's Name County Board of Education
of Shelby County, AL

Mailing Address Box 108
Montevallo, AL 35115

Mailing Address P. O. Box 1910
Columbiana, AL 35051

Property Address 307 Selma Road, Montevallo, AL

Date of Sale August 28, 2013

Total Purchase Price \$80,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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
 x Closing Statement

 Appraisal
 Other

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 8-28-13

Signature *James Moore*
(Grantor/Grantee/Owner/Agent) circle one
Print James Moore

 Unattested

(Verified by)


20130910000367160 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/10/2013 10:40:42 AM FILED/CERT