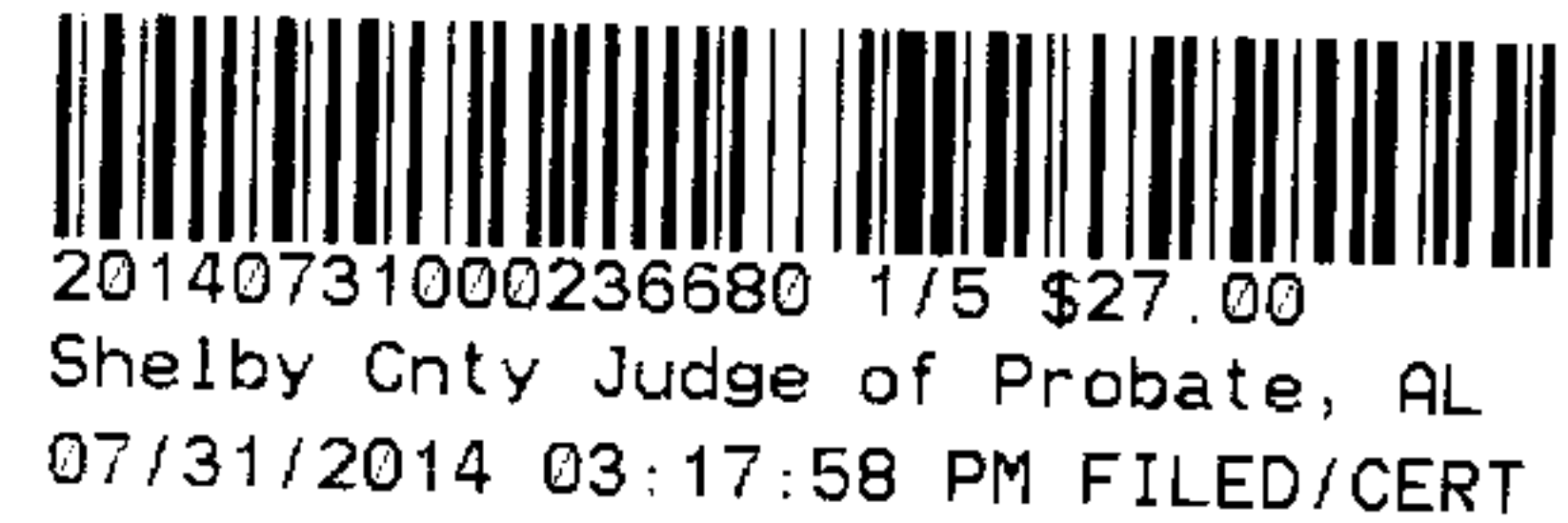


Pelham High School

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)

This indenture made on this the 26th day of June, 2014, by and between the State of Alabama (herein "Grantor") and the Shelby County Board of Education (herein "Grantee") witnesseth that:

WHEREAS, the parcels of land hereinafter described (herein "Subject Property") which are owned by Grantor have been used for public school purposes by the Grantee herein; and

WHEREAS, Grantee has determined and has certified to Thomas R. Bice, Superintendent of Education of the State of Alabama, that the Grantee deems it to be in the best interest of the Shelby County public school system to acquire the Subject Property from Grantor with the intent for the Grantee to subsequently transfer the Subject Property to the Pelham City Board of Education to continue to use the Subject Property for public school purposes; and,

WHEREAS, the State Superintendent of Education, with the approval of the Governor of the State of Alabama, has negotiated this sale under the provisions of §16-20-8, Code of Alabama, 1975, as amended; and,

WHEREAS, it has been certified by the State Superintendent of Education to the Governor that this sale has been obtained and negotiated, and that all requirement of law with respect thereto have been completed with; and,

WHEREAS, such sale and conveyance of the Subject Property as herein provided is concurred in by the Governor, as provided by §35-4-385, Code, *supra*:

NOW THEREFORE, for and in consideration of the premises and the sum of Ten Dollars (\$10.00) paid by the Grantee, the receipt of which is hereby acknowledged by Grantor, Robert Bentley, as Governor of the State of Alabama, pursuant to the authority conferred upon him by §16-20-8 and §35-4-385, Code, *supra*, does hereby for the State and in its name, grant, bargain, quitclaim and convey unto Grantee, subject to the exception hereinafter set forth, all of the right, title and interest of the State of Alabama in and to the following described property all in Shelby County, Alabama, to-wit:

Parcel I:

All of the SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 3 West, lying west of Bearden Road.

Parcel II:

Begin at the SE corner of the SE 1/4 of NW 1/4 of Section 11, Township 20 South, Range 3 West; thence Run North along the East line of said 1/4-1/4 Section a distance of 548.57 feet; thence turn angle of 88° 27' to the left and run a distance of 190.70 feet; thence turn an angle of 66° 24' to the left and run a distance of 598.42 feet to the South line of said 1/4-1/4 Section; thence turn an angle of 113° 36' to the left and run East along the South line of said 1/4-1/4 Section a distance of 445.11 feet to the point of beginning. situated in the SE 1/4 of NW 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama

Parcel III:

Commence at the NE corner of SE 1/4 of NW 1/4 of Section 11, Township 20 South, Range 3 West; thence run South along East line of said 1/4-1/4 Section a distance of 371.00 feet to the point of beginning; thence continue South along the East line of said 1/4-1/4 Section a distance of 411.18 feet; thence turn an angle of 91° 33' to the right and run a distance of 190.70 feet; thence turn an angle of 113° 36' to the right and run a distance of 448.54 feet to point of beginning. Situated in the SE 1/4 of NW 1/4 of Section 11, Township 20 South, Range 3 West, Shelby, County, Alabama.

Parcel IV:

Commence at the Northeast corner of the NE 1/4 of SW 1/4 of Section 11, Township 20, Range 3 West and run thence West along the North line of said 1/4-1/4 section a distance of 245.11 feet to the point of beginning of the parcel herein conveyed; thence continue West along the North line of said 1/4-1/4 section a distance of 200 feet to a point; thence turn an angle of 66° 24' to the left and run in a Southerly direction 800.63 feet; thence turn an angle of 90° to the left and run in a Southeasterly direction a distance of 200 feet to a point; thence run in a Northerly direction and parallel with the Westerly line of the lot being conveyed to the point of beginning. Being situated in the NE 1/4 of SW 1/4 of Section 11, Township 20, Range 3 West.

Parcel V:

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 3 West; thence run East along the South line of said 1/4-1/4 section a distance of 535.07 feet to the West R.O.W. line of Bearden Road; thence turn an angle of 104° 03' 15" to the left and run along said R.O.W. a distance of 173.64 feet; thence turn an angle of 00° 12' to the right and run along said R.O.W. a distance of 76.97 feet; thence turn an angle of 103° 17' to the left and run a distance of 533.17 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama.

Parcel VI:

Commence at the SE corner of the NE 1/4 of SW 1/4, Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 section 249.34 feet to the point of beginning of the parcel herein described; thence turn an angle of 64° 51' to the left and run in a Northwesterly direction 667.62 feet to a point, being the SE corner of a parcel heretofore conveyed by the grantor to the grantee; thence run in a Northerly direction along the East line of said parcel heretofore conveyed, to a point on the North line of said 1/4-1/4 section which point is 245.11 feet West of the NE corner of said 1/4-1/4 section; thence run East along the North line of said 1/4-1/4 section 245.11 feet to the NE corner of said 1/4-1/4 section; thence run South along the East line of said 1/4-1/4 section 1,081.41 feet to the point of beginning. Being situated in the NE 1/4 of SW 1/4, Section 11, Township 20 South, Range 3 West.

Parcel VII:

Commence at the Southeast corner of the NE 1/4 of SW 1/4 of Section 11, Township 20 South, Range 3 West and run thence North along the East line of said 1/4-1/4 section a distance of 580.75 feet to the point of beginning of the parcel herein described; thence continue in the same Northerly direction 750 feet to the Northeast corner of said 1/4-1/4 section; thence turn an angle of 91° 33' to the right and run a distance of 348.0 feet along the North line of the NW 1/4 of SE 1/4 of said Section 11; thence turn an angle to the right of 113° 36' and run in a Southwesterly direction 818.15 feet to the point of beginning of the parcel herein conveyed.

Parcel VIII:

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 11. Township 20 South, Range 3 West; run thence North 00° 18' 35" East along the East line of said SW 1/4 for 249.34 feet'; run thence North 64° 31' 27" West for 310.49 feet to the point of beginning; run thence South 22° 52' 18" West for 751.83 feet; run thence North 45° 47' 42" West for 601.46 feet; run thence North 45° 44' 43" East for 594.76 feet; run thence South 64° 31' 27" for 329.40 feet to the point of beginning.

Said land being in Section 11, Township 20 South, Range 3 West.

TO HAVE AND TO HOLD unto the Grantee, its successors in interest and assigns forever for the use of public schools only.

It is expressly understood and agreed by and between Grantor and Grantee that the State of Alabama reserves all mineral rights and mineral interests of whatever kind, character or description that may be in, on or under the Subject Property, and all public road rights of way.

IN WITNESS WHEREOF, the State of Alabama has caused these presents to be executed by Robert Bentley, Governor of the State of Alabama and by Thomas R. Bice, Superintendent of Education of this State.

This the 26th day of June, 2014.

ATTEST:

STATE OF ALABAMA

[Signature]
Secretary of State

BY *Robert Bentley*
Robert Bentley, Governor

BY *Thomas R. Bice*
Thomas R. Bice, Superintendent of Education
of the State of Alabama

STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

I, Nancy F. Dailey, a Notary Public in and for the said state and county do hereby certify that Thomas R. Bice, whose name as Superintendent of Education of the State of Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act for the State of Alabama.

GIVEN UNDER MY HAND AND SEAL this the 24th day of June, 2014.

Nancy F. Dailey
Notary Public
My Commission Expires: 11-16-16

Grantor's Address: State Capitol, 600 Dexter Avenue, Montgomery, Alabama 36130
Grantee's Address: 410 E. College Street, Columbiana, Alabama 35051

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	State of Alabama	Grantee's Name	Shelby County Board of Education
Mailing Address	State Capitol, 600 Dexter Avenue Montgomery, AL 36130	Mailing Address	410 E. College Street Columbiana, AL 35051
Property Address	2500 Panther Circle Pelham, AL 35124	Date of Sale	<u>6/26/14</u>
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	<u>\$1,147,910</u>

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

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 7/30/14

✓

Unattested

(verified by)

Print David W. Stephenson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Shelby Cnty Judge of Probate, AL
07/31/2014 03:17:58 PM FILED/CERT