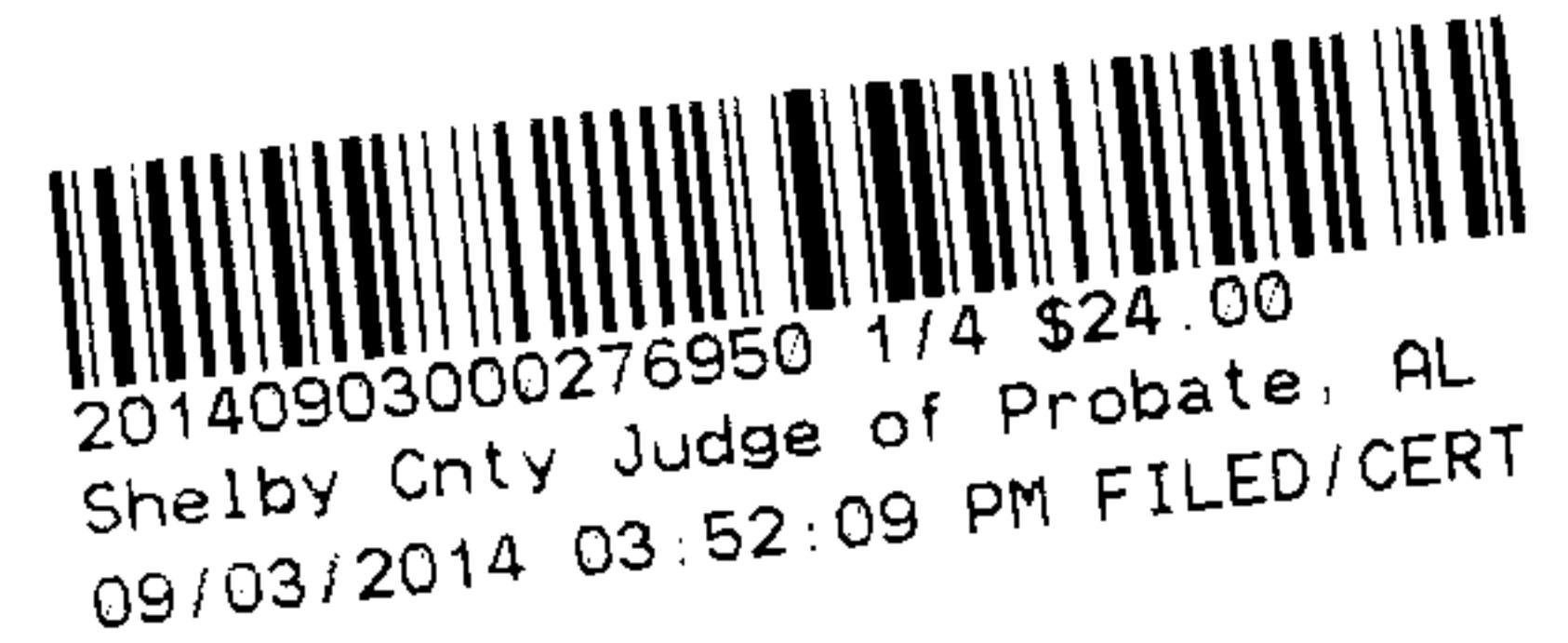


This instrument prepared by and,
upon recording, return to:

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 **PELHAM CITY 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 2014 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, 2014.

ATTEST:

Randy Filler

[SEAL]

**SHELBY COUNTY BOARD OF
EDUCATION**

By: Aubrey S. Miller
Name: Aubrey S. Miller
Title: President

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 1st day of July, 2014.

[NOTARIAL SEAL]

Lee V. Bradley
Notary Public

My Commission Expires:

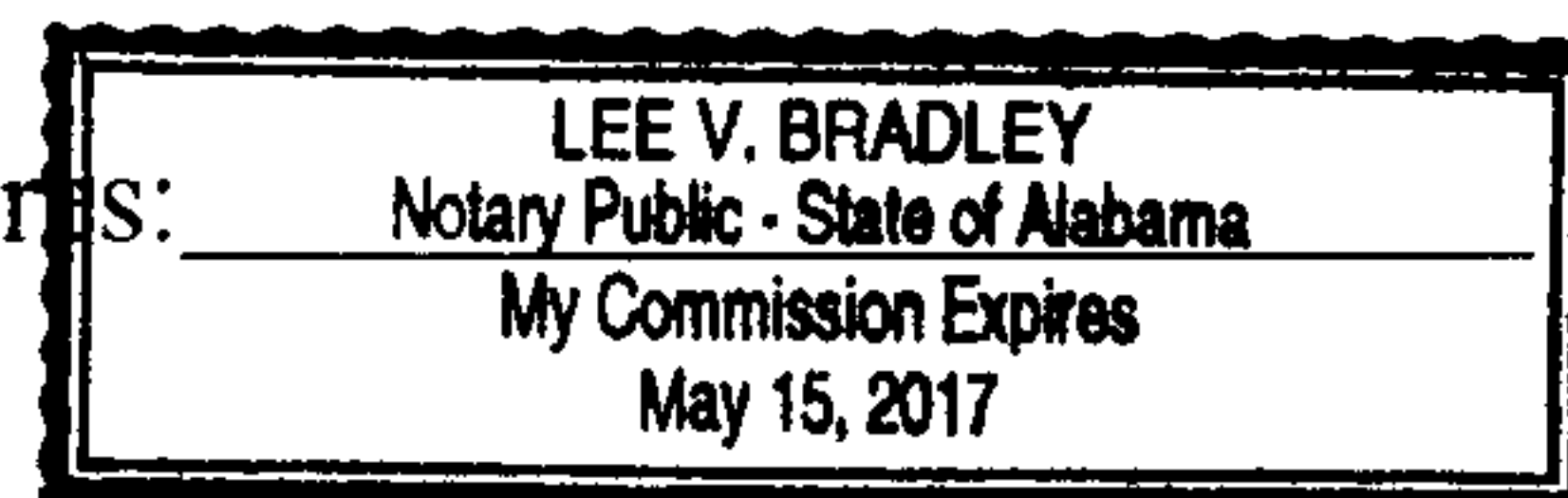


EXHIBIT A

Part of the SE 1/4 of Section 31, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 2" capped pipe being the locally accepted southeast corner of said Section 31, run in a westerly direction along the south line of said Section for a distance of 1328.70 feet to an existing 2" capped pipe; thence turn an angle to the left of 0 degrees 15 minutes 08 seconds and run in a westerly direction along the south line of said section for a distance of 911.50 feet; thence turn an angle to the right of 90 degrees and run in a northerly direction for a distance of 48.92 feet; thence turn an angle to the right of 77 degrees 45 minutes 38 seconds and run in a northeasterly direction for a distance of 147.54 feet to a point of curve, said curve being concave in a southerly direction and having a central angle of 14 degrees 13 minutes 31 seconds and a radius of 571.06 feet; thence turn an angle to the right and run in a northeasterly and easterly direction along the arc of said curve for a distance of 141.78 feet to the point of ending of said curve; thence run in an easterly direction along a line tangent to the end of said curve for a distance of 20.11 feet to the point of beginning of a new curve, said newest curve being concave in a northwesterly direction and having a central angle of 34 degrees 25 minutes 37 seconds and a radius of 272.08 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 163.49 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 191.62 feet to the point of beginning of a third curve, said third curve being concave in a northwesterly direction and having a central angle of 13 degrees 15 minutes 37 seconds and a radius of 442.61 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 102.43 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 248.82 feet to the point of beginning of a new curve, said newest curve being concave in a southeasterly direction and having a central angle of 24 degrees 59 minutes 01 seconds and a radius of 366.22 feet; thence turn an angle to the right and run in a northeasterly direction along the arc of said curve for a distance of 159.69 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 12.07 feet to the point of beginning of a new curve, said latest curve being concave in a northwesterly direction and having a central angle of 31 degrees 51 minutes 26 seconds and a radius of 345.35 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 192.02 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 1302.67 feet to the point of beginning of another curve, said curve being concave in a northwesterly direction and having a central angle of 37 degrees 06 minutes 32 seconds and a radius of 481.06 feet; thence turn an angle to the left and run in a northeasterly and northerly direction along the arc of said curve for a distance of 311.57 feet to the point of ending of said curve; thence run in a northerly direction along a line tangent to the end of said curve for a distance of 490.39 feet; thence turn an angle to the right of 90 degrees and run in an easterly direction for a distance of 99.28 feet, more or less, to a point on the east line of said Section 31; thence turn an angle to the right of 88 degrees 00 minutes 04 seconds and run in a southerly direction along the east line of said section for a distance of 1179.45 feet to an existing 3-1/2 capped iron pipe being the locally accepted northeast corner of the SE 1/4 of the SE 1/4 of said Section 31; thence turn an angle to the left of 0 degrees 06 minutes 58 seconds and run in a southerly direction along the east line of said SE 1/4 of SE 1/4 of said Section 31 for a distance of 1325.51 feet, more or less, 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 Board of Education
Mailing Address 410 East College Street
P.O. Box 1910
Columbiana, AL 35051

Grantee's Name Pelham City Board of Education
Mailing Address 3162 Pelham Parkway
Pelham, AL 35124

Property Address _____

Date of Sale 7/1/2014
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 66,540

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)

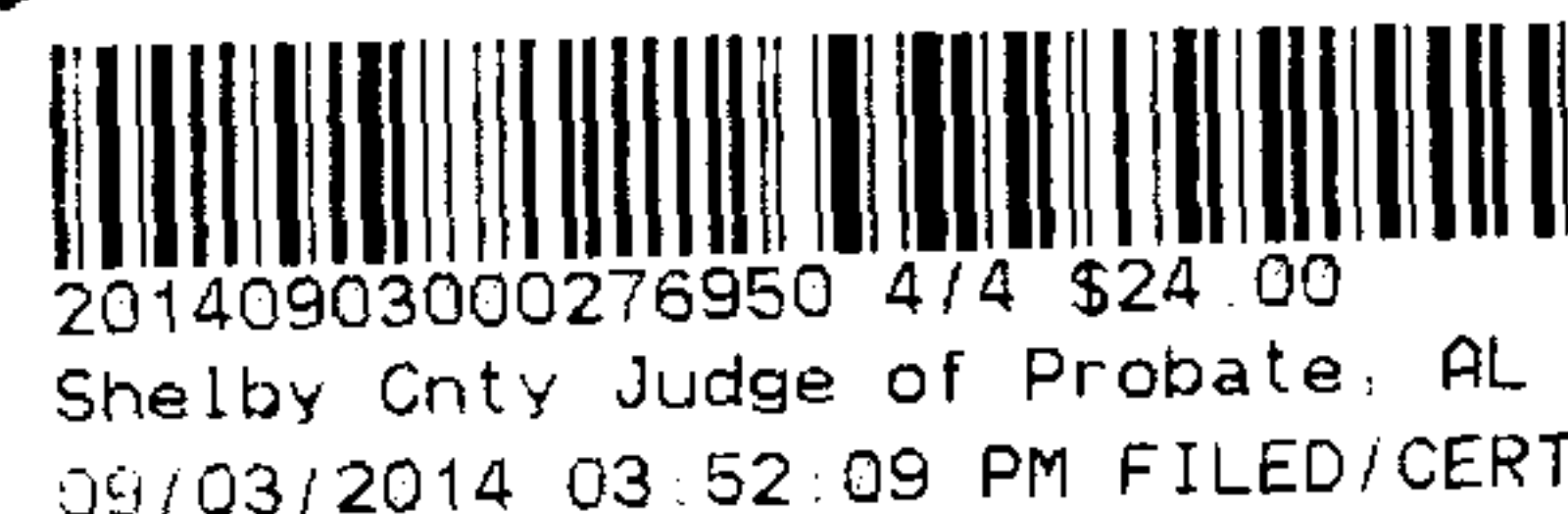
☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ 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 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 9/3/14

Print Drew Morris

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1