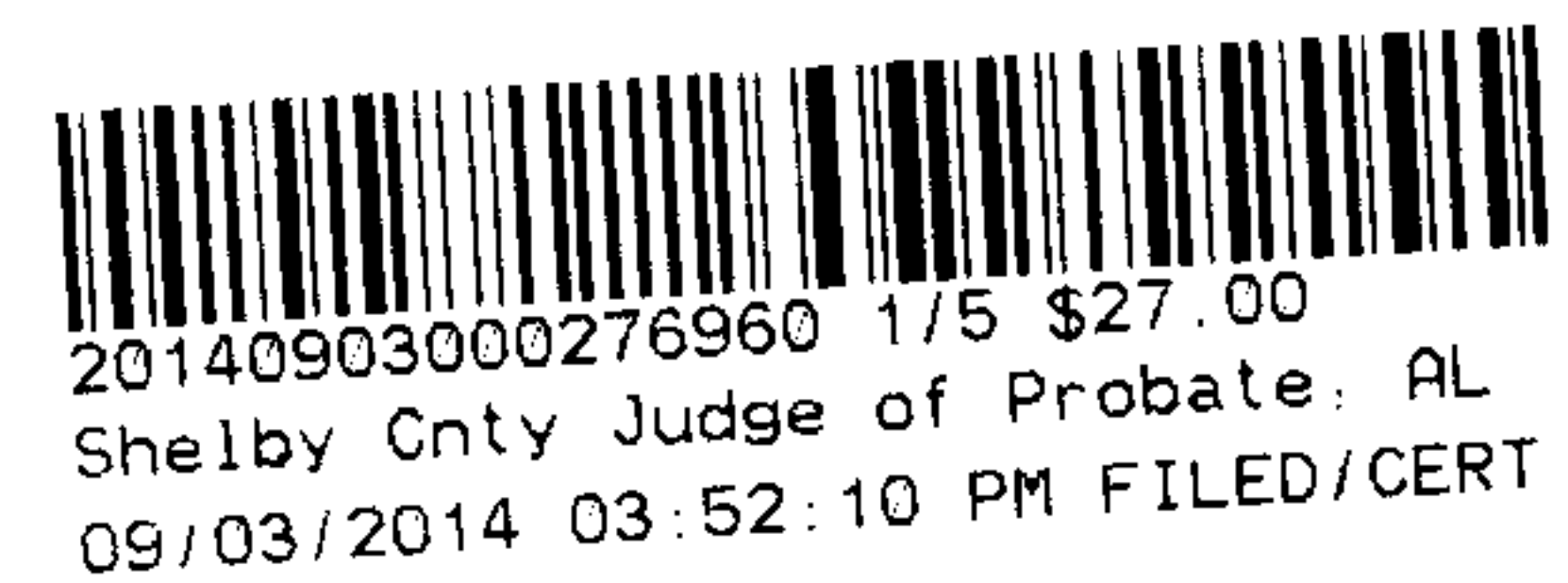


This instrument prepared by and,  
upon recording, return to:

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. Matters that would be disclosed by an accurate survey of the property.
4. Any portions of the property lying within the right-of-way known as Panther Circle.
5. 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.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 1<sup>st</sup> day of July, 2014.

ATTEST:

**SHELBY COUNTY BOARD OF  
EDUCATION**

Randy Fuller

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

[SEAL]

STATE OF ALABAMA     )  
                                      :  
SHELBY COUNTY         )

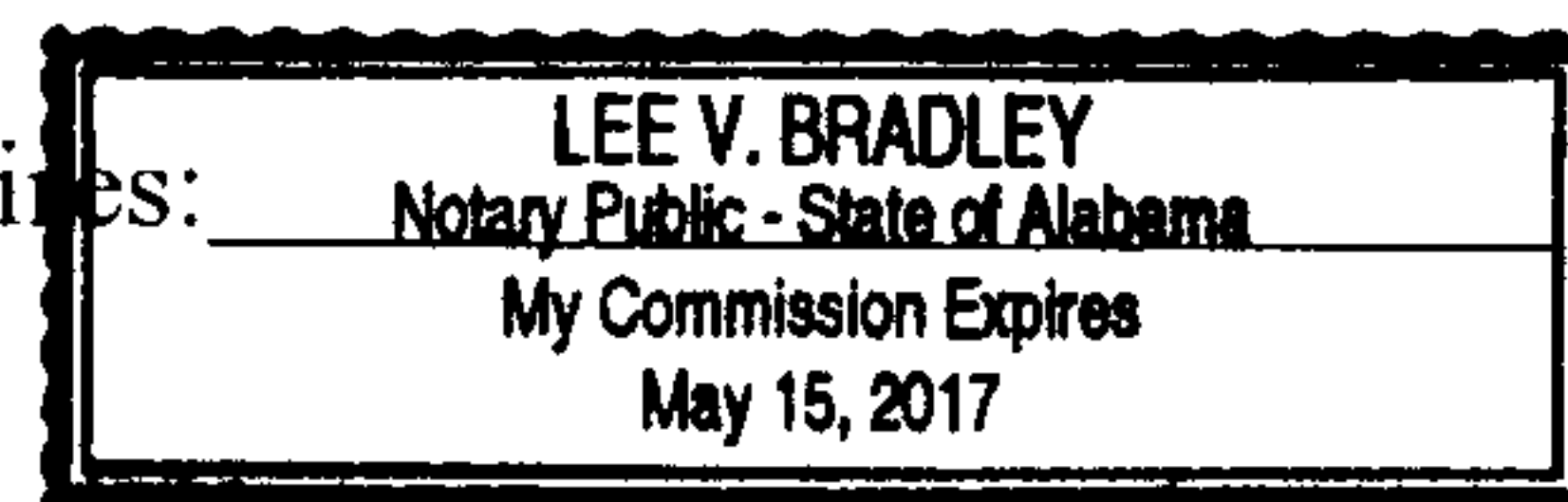
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aubrey S. Miller, whose name as President of Shelby County Board of Education, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed 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 1<sup>st</sup> day of July, 2014.

[ NOTARIAL SEAL ]

Lee V. Bradley  
Notary Public

My Commission Expires:





## EXHIBIT A

### 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 SW 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 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 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 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 of 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.





## 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  
Columbianna, AL 35051

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

Property Address Pelham High School  
2500 Panther Circle  
Pelham, AL 35124

Date of Sale 7/1/2014  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 243,600

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

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 [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one