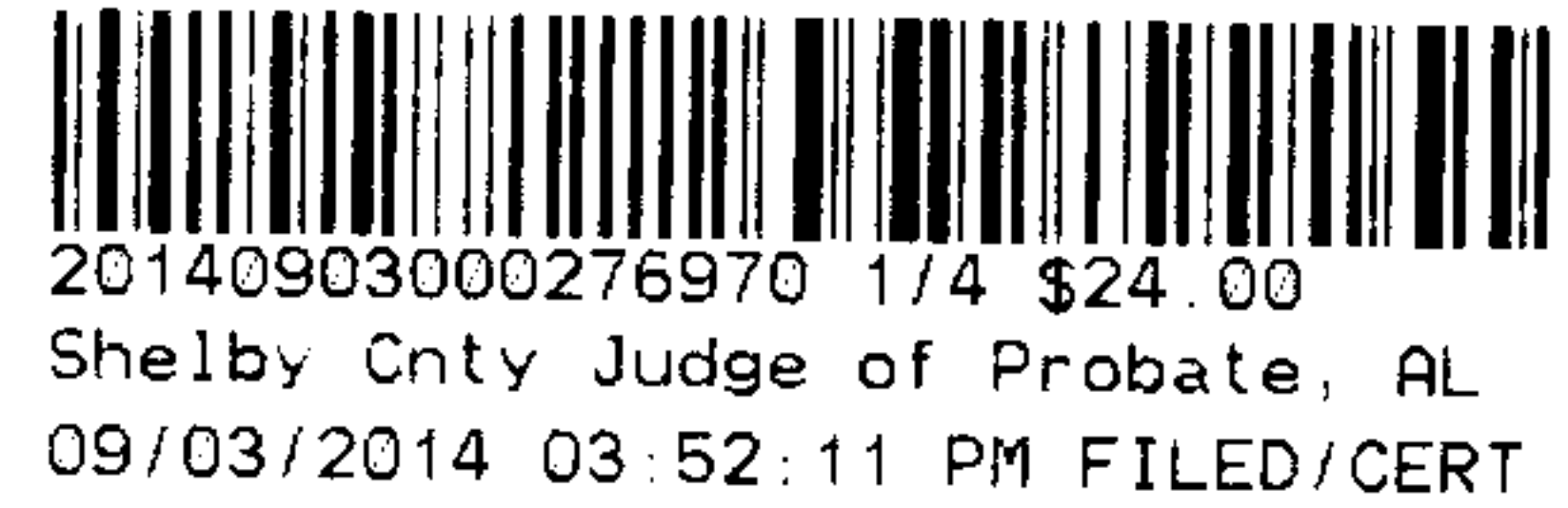


This instrument prepared by and,
upon recording, return to:

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:

**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 1st day of July, 2014.

[NOTARIAL SEAL]

Lee V. Bradley
Notary Public

My Commission Expires: _____



EXHIBIT A

Parcel I:

A parcel of land in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 west, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 7, township 20 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the North line of subject quarter-quarter a distance of 1330.02 feet to the Northwest corner of same said quarter-quarter section; thence turn a deflection angle of 90° 50' 16" left and run Southerly along the West line of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter a distance of 1735.93 feet to a point that is 900.0 feet North of and along the west line of the Northeast quarter of the Southwest quarter from the Southwest corner; thence turn a deflection angle of 76° 30' 41" left and run Southeasterly a distance of 156.86 feet to a point on an existing fence line; thence turn a deflection angle of 77° 34' 31" left and run Northeasterly three (3) inches West of and parallel to existing fence line a distance of 414.54 feet to a point; thence turn a deflection angle of 99° 50' 31" right and run Southeasterly three(3) inches North of and parallel to existing fence line a distance of 425.30 feet to a point on the Westerly right of way line of Shelby County Road or Highway No. 33 in a curve to the right; thence turn a deflection angle of 70° 24' 07" left to a chord and run Northeasterly along the chord of said curve a chord distance of 159.81 feet to a point at the intersection of said right of way line of said Highway No. 33 and the Westerly right of way line of Interstate Highway No. 65 (I-65); thence turn a deflection angle of 24° 36' 31" left from chord and run Northeasterly along the said Westerly line of I-65 Highway a distance of 572.19 feet to a point; thence turn a deflection angle of 12° 28' 06" left and continue Northeasterly along same said right of way line a distance of 492.23 feet to a point, thence turn a deflection angle of 8° 45' 10" left and continue along said right of way a distance of 435.77 feet to a point on marking the intersection of the subject right of way line with the Southeast quarter of the Northwest quarter of same said Section 7; thence turn a deflection angle of 9° 17' 33" left and run Northerly along the said East line of said quarter-quarter section a distance of 148.94 feet to the point of beginning..

Parcel II:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 7; thence S 0° 2' 32" W along the West line of said 1/4-1/4 Section a distance of 417.95 feet to the point of beginning; thence S 76° 26' 28" E a distance of 156.83 feet; thence N 25° 56' 7" E a distance of 244.97 feet to the point of beginning; thence continue along last described course a distance of 169.84 feet; thence S 54° 6' 4" E a distance of 425.41 feet to a point lying on the Northwesterly right of way line of Shelby County Highway #33 (80 foot right of way); said point also lying on a curve to the left, having a radius of 942.28 feet; a central angle of 13° 28' 11" and subtended by a chord which bears S 42° 05' 44" W a chord distance of 221.01 feet; thence along the arc of said curve and right of way line a distance of 221.52 feet; thence leaving said right of way line N 46° 4' 48" W a distance of 375.84 feet to the point of beginning being situated in Shelby County, Alabama.



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 412 East College Street
P.O. Box 1910
Columbian, AL 35051

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

Property Address Valley Intermediate School
2200 County Road 33
Pelham, AL 35124

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

or
Assessor's Market Value \$ 219,320

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

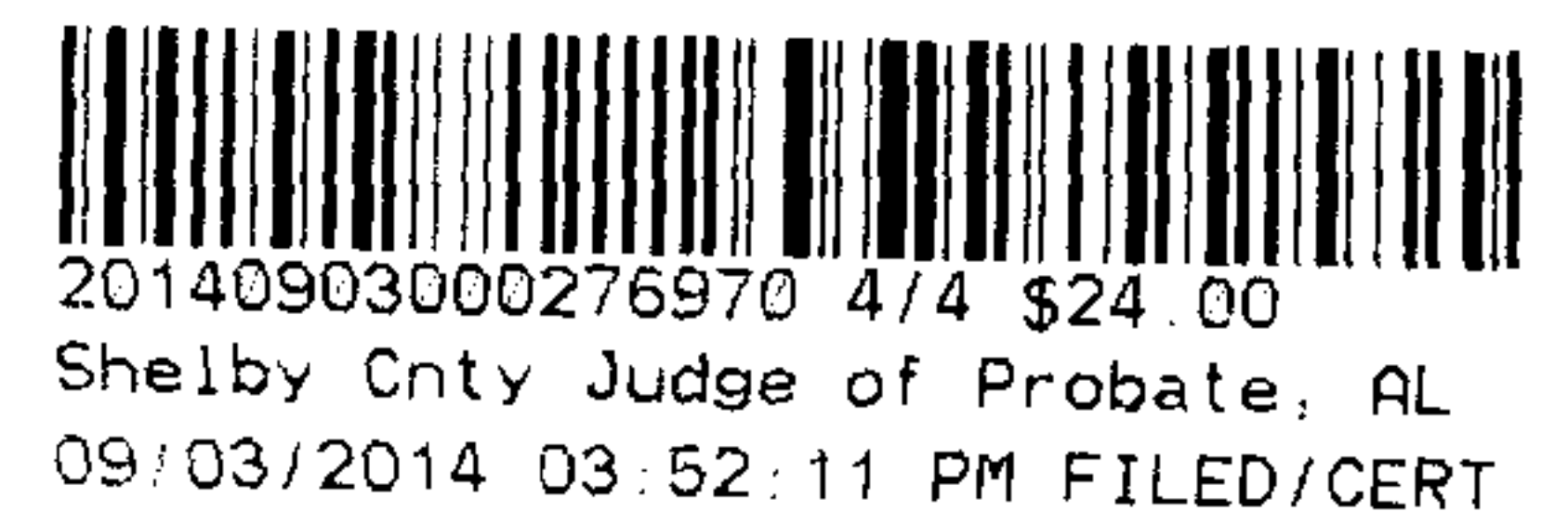
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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:



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