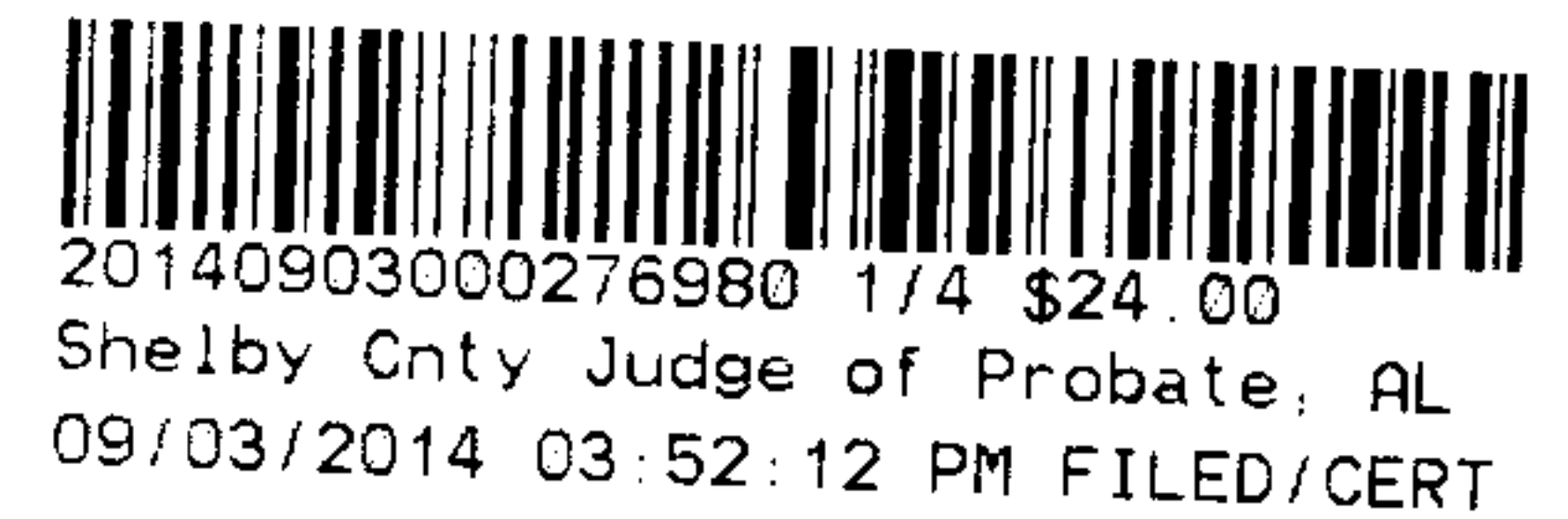


This instrument prepared by and,  
upon recording, return to:

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 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 )

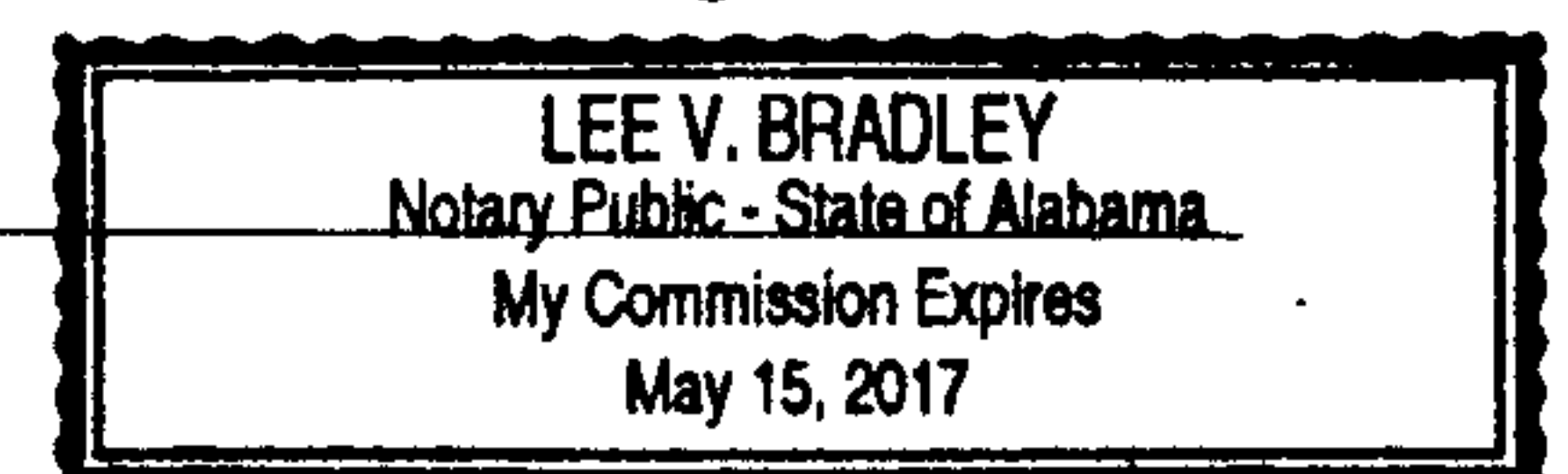
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aubrey S. Miller, whose name as President of Shelby County Board of Education, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed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

A tract of land situated in the S 1/2 of the SW 1/4, and the NE 1/4 of the SW 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of Section 25; thence S 89° 00' 35" E, 238.09 feet along the South line of said section to the point of beginning; thence N 00° 59' 25" E, 537.27 feet; thence N 60° 12' 00" E, 215.04 feet; thence N 50° 34' 00" E, 245.55 feet; thence N 71° 15' 00" E, 276.26 feet; thence N 63° 07' 00" E, 957.81 feet; thence S 80° 57' 48" E, 227.19 feet; thence S 00° 36' 30" E, 1316.39 feet to the South line of said section; thence N 89° 00' 35" W, 1740.05 feet along South line of said section to the point of beginning.



20140903000276980 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 03:52:12 PM FILED/CERT



# 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 Riverchase Middle School  
853 Willow Oak Dr.  
Birmingham, AL 35244

Date of Sale 7/1/2014  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 1,100,360

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

Form RT-1