

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Alabaster City Board of Education
1953 Municipal Way
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Five Thousand Five Hundred Fifty Six and no/100 Dollars (\$205,556.00)**, to the undersigned grantor in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned the **GREENBRIAR, LTD., an Alabama limited partnership, (herein referred to as grantor)** does grant, bargain, sell and convey unto, **ALABASTER CITY BOARD OF EDUCATION, (herein referred to as GRANTEE)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to:


1. Taxes and assessments for the tax year 2014 and subsequent years and not yet due and payable.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Right of way to Shelby County as recorded in Deed Book 280, pages 336 and 340.
4. Rights, if any, conveyed to Board of Revenue, Shelby County, Alabama, by deed dated July 16, 1923, recorded in Deed Book 76, page 324.
5. Easement to Southern Natural Gas Corporation as recorded in Deed Book 90, pages 333 and 445.
6. Any portion of said property or rights therein, which depend in any way upon the legality of quit claim deed from Shelby County, Alabama, to Dr. Linder, dated March 22, 1965, recorded in Deed Book 234, page 767.
7. Right of way to Alabama Power Company as recorded in Deed Book 217, page 418 and in Instrument #2004-504130.
8. Easement to Alabaster Water and Gas Board as recorded in Real Book 124, page 255.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Mary F. Roensch, as President of Farris Management Company, Inc., as General Partner of Greenbriar, LTD.**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of September, 2014.

GREENBRIAR, LTD.


20140929000304450 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
09/29/2014 01:13:46 PM FILED/CERT

BY: FARRIS MANAGEMENT COMPANY, INC.
ITS GENERAL PARTNER

By: Mary F. Roensch
Mary F. Roensch, President

STATE OF ALABAMA
SHELBY COUNTY

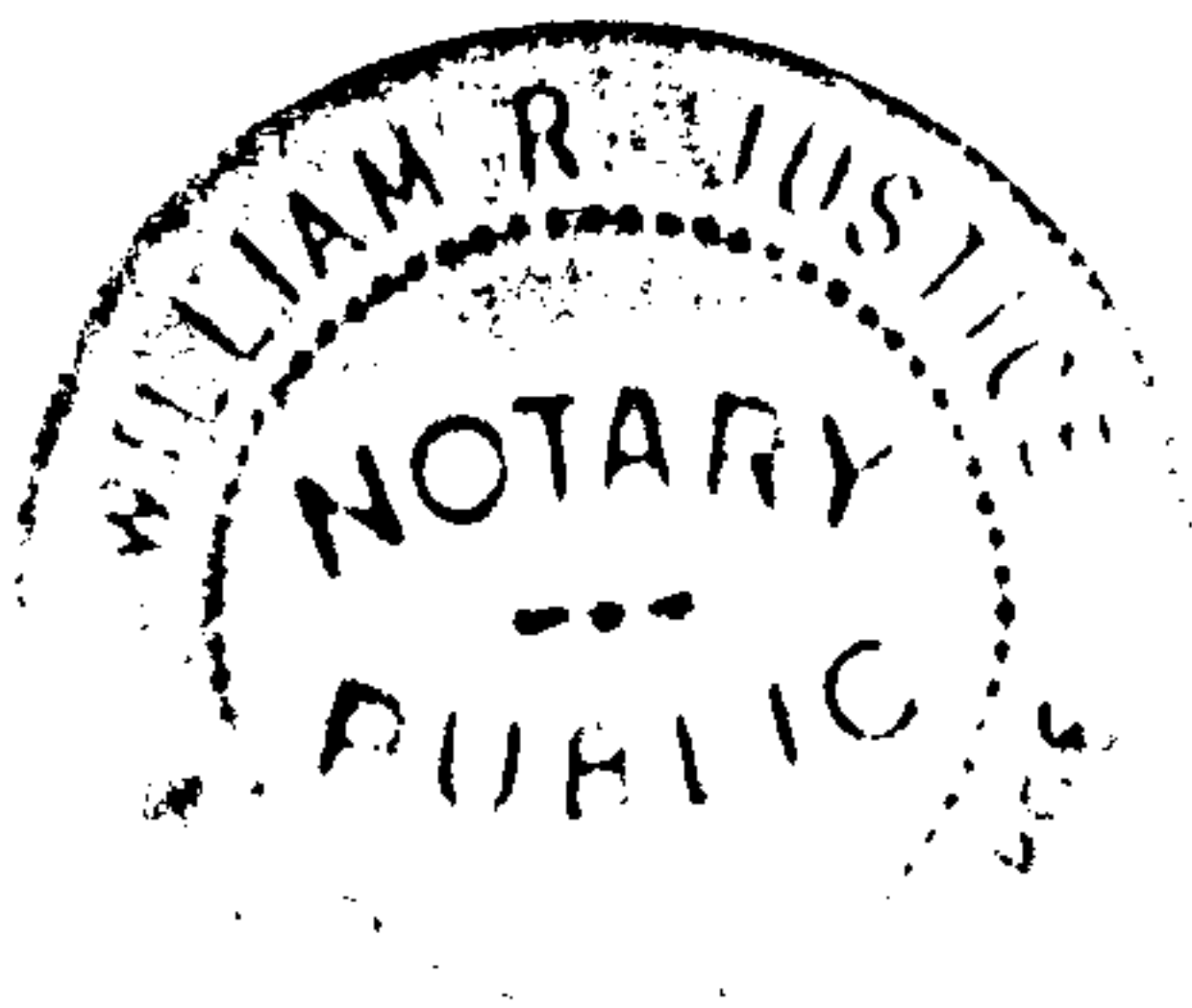
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch, whose name as President of FARRIS MANAGEMENT COMPANY, INC., as General Partner of GREENBRIAR, LTD., an Alabama limited partnership, whose name is signed to the foregoing instrument and who is known to me,

acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily and with full authority, on behalf of said limited partnership.

Given under my hand and official seal, this the 25th day of September, 2014.

William R. Justice
Notary Public

My Commission Expires: 9/12/15



20140929000304450 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
09/29/2014 01:13:46 PM FILED/CERT

EXHIBIT "A"

Legal Description Parcel 1:

Commence from the Southwest Corner of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 21 South, Range 3 West; thence run East along the South line of said 1/4 - 1/4 a distance of 36.14 feet to the Point of Beginning; thence continue in a straight line along the South line of said 1/4 - 1/4 a distance of 1302.86 feet to the West Right-of-Way of Thompson Road; thence left $101^{\circ}15'41''$ to the tangent of a curve to the right having a radius of 1171.69 and a delta of $9^{\circ}08'08''$ an arc distance of 186.82 feet; thence continue from the tangent of said curve and along the Right-of-Way of said Road a distance of 482.62 feet; thence left $88^{\circ}28'20''$ leaving said Right-of-Way a distance of 704.44 feet; thence left $74^{\circ}55'31''$ a distance of 375.01 feet; thence right $35^{\circ}13'57''$ a distance of 359.16 feet; thence right $90^{\circ}20'40''$ a distance of 65.07 feet; thence left $90^{\circ}12'29''$ a distance of 193.46 feet to the Point of Beginning. Said Parcel contains 13.53 acres more or less.

MR

20140929000304450 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
09/29/2014 01:13:46 PM FILED/CERT

Jim Bennett
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Jim Bennett, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

the entity records on file in this office disclose that Greenbriar, Ltd. was formed in
Shelby County, Alabama on December 30, 1986. The Alabama Entity
Identification number for this entity is 500-930. I further certify that the records do
not disclose that said entity has been dissolved, cancelled or terminated.



20140929000304450 4/5 \$27.00
Shelby Cnty Judge of Probate, AL
09/29/2014 01:13:46 PM FILED/CERT



20140904000017384

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

09/04/2014

Date

Jim Bennett

Secretary of State

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Greenbriar, LTD.

Mailing Address P O Box 247

Alabster, AL 35007

Grantee's Name: Alabaster City Board of Education

Mailing Address: 1953 Municipal Way

Alabaster, AL 35007

Property Address: _____

Date of Sale

9-25-14

Total Purchase Price

\$ 205,556.00

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____

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

 X 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 9-25-14

Sign

Mary F. Roensch
(Grantor/Grantee/Owner/Agent) circle one

Print

MARY F. ROENSCH

 Unattested

(Verified by)

