

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 **Eighty Six Thousand Two Hundred Ninety Eight and no/100 Dollars (\$86,298.00)**, to the undersigned grantor in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned the **FLC LAND, 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.

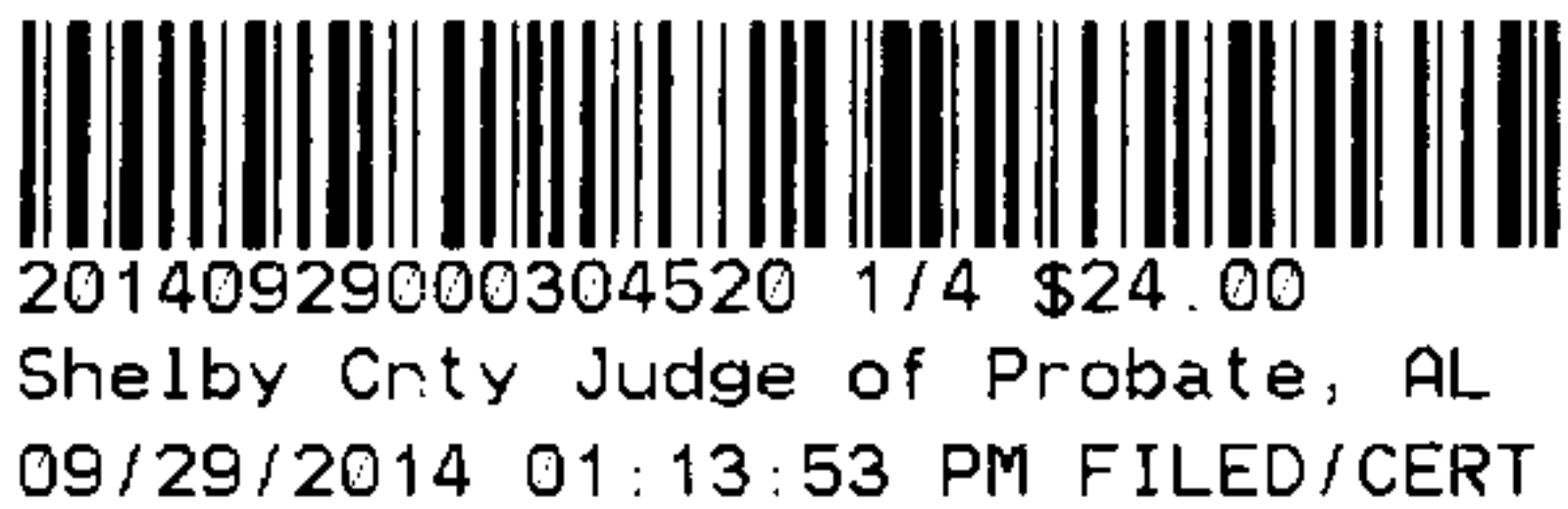
Subject to:

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the tax year 2014 and subsequent years and not yet due and payable.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 309, Page 375.
4. Right(s) of way to South Central Bell, as recorded in Book 337, Page 235.
5. Any portion of subject property lying within a road right of way.

**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 FLC Land, LTD.,** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25<sup>th</sup> day of September, 2014.



**FLC LAND, LTD.**

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 FLC LAND, 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 25<sup>th</sup> day of September, 2014.

Wallace R. Justice  
Notary Public

My Commission Expires: 9/12/15

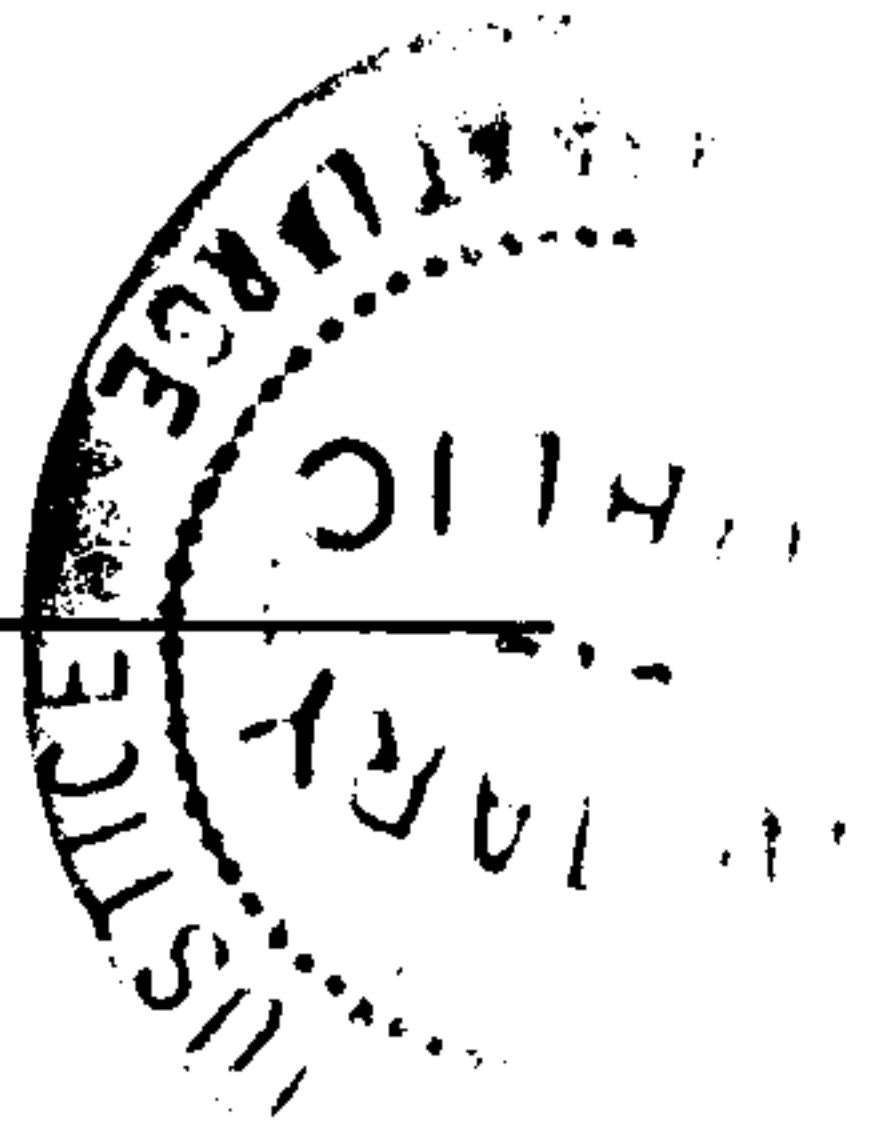
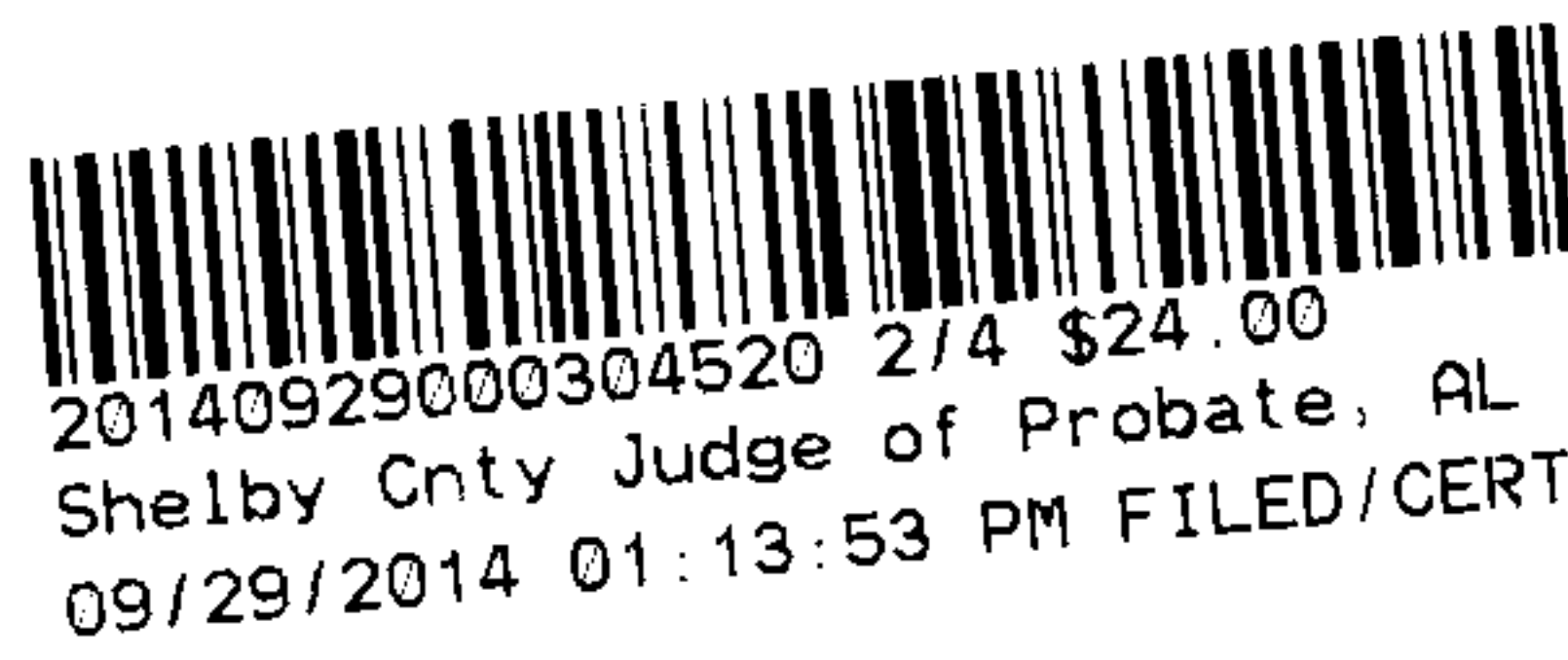


EXHIBIT "A"

Legal Description Parcel 6:

Commence from Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 21 South, Range 3 West also being the Point of Beginning; thence South along the West line of said 1/4 a distance of 938.46 feet; thence left  $131^{\circ}13'25''$  a distance of 50.14 feet; thence right  $11^{\circ}38'02''$  a distance of 136.97 feet; thence right  $21^{\circ}57'40''$  a distance of 123.97 feet; thence right  $6^{\circ}58'34''$  a distance of 108.39 feet; thence left  $52^{\circ}29'15''$  a distance of 131.38 feet to the Southwest Right-of-Way line of Thompson Road; thence left  $90^{\circ}21'24''$  along said Right-of-Way and a curve to the right having a radius of 1171.69 feet and a delta of  $42^{\circ}19'56''$  an arc distance of 865.68 feet; thence leaving said Right-of-Way  $78^{\circ}44'19''$  from the tangent of said curve a distance of 14.37 feet to the Point of Beginning. Said Parcel contains 4.21 acres more or less.

*MAK*





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 FLC Land, Ltd. was formed in Shelby County, Alabama on December 30, 1986. The Alabama Entity Identification number for this entity is 500-929. I further certify that the records do not disclose that said entity has been dissolved, cancelled or terminated.

20140929000304520 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 01:13:53 PM FILED/CERT



20140904000017940

**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.**

9/4/2014

Date

A handwritten signature in cursive script, appearing to read "Jim Bennett".

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 : FLC Land, LTD.  
Mailing Address 561 1<sup>st</sup> Street North  
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 \$ 86,298.00  
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)

Form RT-1

  
20140929000304520 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 01:13:53 PM FILED/CERT