

This instrument was prepared by:

William R. Justice  
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:  
P.O. Drawer 241327  
Montgomery, AL 36124

## STATUTORY WARRANTY DEED

  
20141222000401750 1/4 \$143.00  
Shelby Cnty Judge of Probate, AL  
12/22/2014 01:43:52 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00) to the undersigned Grantor, the **County Board of Education of Shelby County, Alabama**, a statutory county board of education, also known as the Shelby County Board of Education (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Greenleaf, L.L.C.**, an Alabama limited liability company (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

See legal description on attached Exhibit A.

Subject to easements, restrictions, rights of way, covenants, conditions, and all other matters of record. Subject also to encroachments, overlaps, boundary line disputes, and possession by other parties.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever. GRANTOR hereby covenants and agrees with GRANTEE, its successors and assigns, that GRANTOR, its successors and assigns will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Superintendent, Randy Fuller, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of December, 2014.

County Board of Education of Shelby County,  
Alabama

Shelby County, AL 12/22/2014  
State of Alabama  
Deed Tax: \$120.00

by   
Randy Fuller, as its Superintendent

## EXHIBIT A



20141222000401750 2/4 \$143.00  
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Commence at the Northwest corner of the SW $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 East, thence proceed in a southerly direction along the west boundary of said Section 22 for a distance of 313.50 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a southerly direction along the west boundary of Section 22 for a distance of 1637.36 feet to a point; thence turn an angle of 90 deg. 10 min. to the left and proceed for a distance of 517.52 feet to a point; thence turn an angle of 80 deg. 33 min. 54 sec. to the left and proceed for a distance of 635.25 feet (with the north 425.28 feet of said line running along the west boundary of a parcel of land surveyed by Joseph E. Conn, Jr.), to a point, said point also being the northwest corner of said parcel surveyed by Conn; thence turn an angle of 102 deg. 34 min. 20 sec. to the left and proceed for a distance of 76.04 feet to a point; thence turn an angle of 93 deg. 18 min. 14 sec. to the right and proceed for a distance of 655.85 feet to a point; thence turn an angle of 89 deg. 53 min. to the right and proceed for a distance of 470.00 feet to the point of intersection with the west right of way line of State Highway No. 25 (R.O.W. being 33 feet each side of centerline); thence proceed in a northeasterly direction along said west R.O.W. line of State Highway No. 25 being in a curve to the right (concave southeasterly), for a chord distance of 371.41 feet to a point; thence turn an angle of 105 deg. 07 min. 53 sec. to the left (from the extended chord) and proceed for a distance of 1110.14 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 25.0 acres, according to survey of Lewis H. King, Jr., Registered Land Survey, dated December 3, 1979.

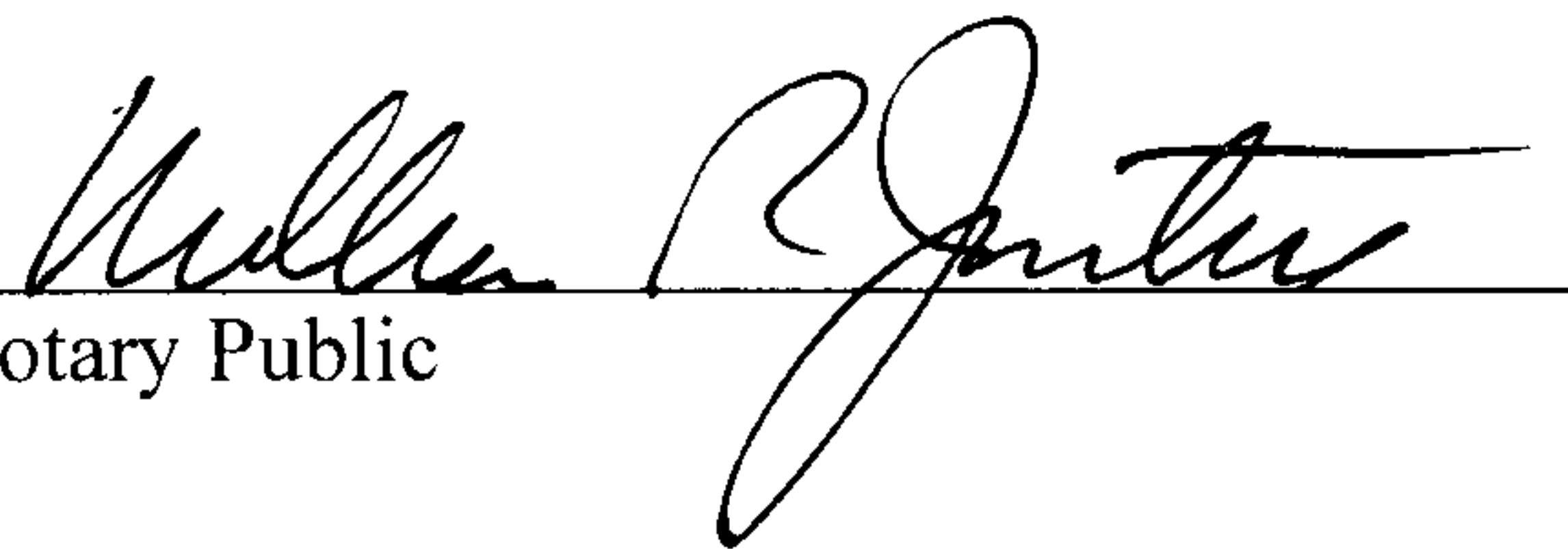
STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy Fuller, whose name as Superintendent of the County Board of Education of Shelby County, Alabama, a statutory county board of education, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said board of education.

Given under my hand and official seal, this the 19<sup>th</sup> day of December, 2014.



  
Notary Public



20141222000401750 3/4 \$143.00  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name County Board of Education  
Mailing Address of Shelby County, Alabama  
P.O. Box 1910  
Columbiana, AL 35051

Grantee's Name Greenleaf, L.L.C.  
Mailing Address P.O. Drawer 241327  
Montgomery, AL 36124

Property Address  Hwy 25  
Vincent, AL

Date of Sale 12-19-14  
Total Purchase Price \$ 220,000.00



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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  
☐ 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 12-19-14

Print Randy Fuller, Superintendent of  
County Board of Education of Shelby County, Alabama

by Sign Randy Fuller  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)