

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

Send Tax Notice to:
University of Montevallo
Station 6010
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHT HUNDRED TEN THOUSAND AND NO/00 DOLLARS (\$810,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sammie Adkins Cockrell, as to Parcel A, a married woman and Delores S. Adkins, an unmarried woman and Sammie A. Cockrell, as to Parcel B, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **University of Montevallo (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description


Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

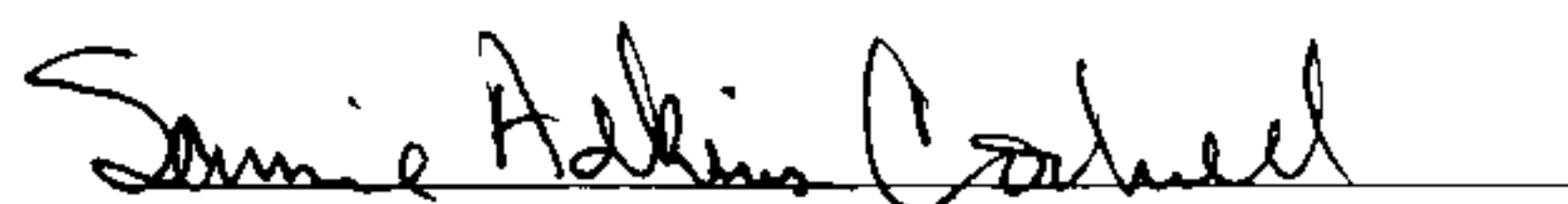
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of March, 2017.


20170320000092940 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/20/2017 01:59:51 PM FILED/CERT

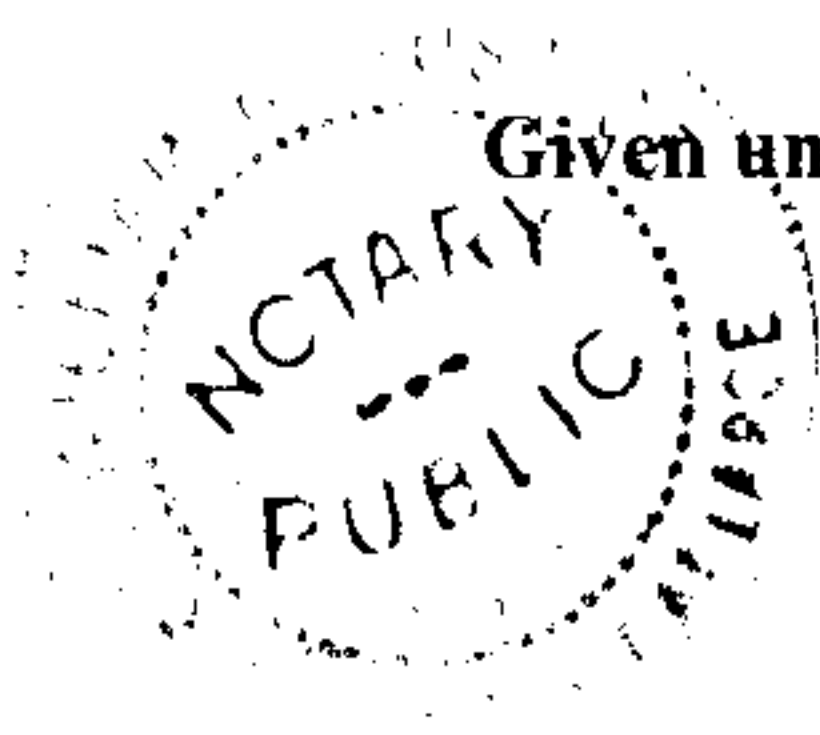

Sammie Adkins Cockrell


Delores S. Adkins

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sammie Adkins Cockrell and Delores S. Adkins, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th **day of March, 2017.**



My Commission Expires: 9-11-19



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCELA:

Commence at the NE corner of Section 20, Township 22 South, Range 3 West and run in a westerly direction along the North line of said 1/4-1/4 section line as established by Jimmy Riggins for a distance of 393.50 to a point; thence turn an angle left of 90 degrees 00 minutes and run in a southerly direction for 2594.85 feet to the point of beginning; thence turn an angle to the right of 132 degrees 15 minutes 54 seconds and run in a northwesterly direction for 1865.94 feet to the center of Kings Creek; thence run in a southwesterly direction along the meanderings of the center of Kings Creek for 305 feet, more or less, to a point; thence run in a southeasterly direction for 1900 feet, more or less, to a point which is 200.00 feet southwest of the point of beginning; thence run in a northeasterly direction along an old fence line for 200.0 feet to the point of beginning.

PARCEL B:

Begin at the Northeast corner of Section 20, Township 22, Range 3 West; thence along the section line South 89 degrees 20 minutes West 832.8 feet to a point on the East bank of King's Creek; thence South 33 degrees 20 minutes West 280.6 feet to an iron stake on the East bank of King's Creek to the point of beginning thence North 74 degrees 40 minutes West 20 feet to the center of King's Creek; thence in a southerly direction along the center of King's Creek with its meanderings to the North line of the right of way of The Montevallo-Aldrich Road by 26 lines as follows: (A) thence South 34 degrees 30 minutes West 312 feet, (B) thence South 66 degrees 30 minutes West 196 feet, (C) thence South 8 degrees 30 minutes West 154 feet, (D) thence South 40 degrees 30 minutes West 91 feet, (E) thence South 1 degree 30 minutes West 286 feet, (F) thence South 68 degrees 30 minutes West 57.01 feet, (G) thence North 69 degrees 30 minutes West 66 feet, (H) thence South 59 degrees 30 minutes West 161 feet, (I) thence South 3 degrees 30 minutes East 72 feet, (J) thence South 29 degrees 30 minutes West 55 feet, (K) thence South 64 degrees 30 minutes West 99 feet, (L) thence South 32 degrees 30 minutes West 127 feet, (M) thence South 2 degrees 0 minutes West 127 feet, (N) thence South 55 degrees 30 minutes West 229 feet, (O) thence South 74 degrees 30 minutes West 119 feet, (P) thence South 2 degrees 30 minutes West 84 feet, (Q) thence South 55 degrees 30 minutes West 198 feet, (R) thence South 65 degrees West 82 feet, (S) thence South 24 degrees 55 minutes West 42 feet, (T) thence South 28 degrees 20 minutes East 203.3 feet, (U) thence South 38 degrees 20 minutes East 40.5 feet, (V) thence south 52 degrees 50 minutes East 176.7 feet (W) thence South 24 degrees 10 minutes West 52.8 feet, (X) thence South 14 degrees 10 minutes West 60 feet, (Y) thence South 7 degrees 20 minutes East 173.0 feet, (Z) thence South 7 degrees 40 minutes West 155 feet to the North margin of the right of way of said Montevallo-Aldrich Highway; thence along the margin of the right of way of said highway to a wet weather branch by four lines as follows: South 78 degrees 20 minutes East 442.4 feet; thence South 61 degrees 20 minutes East 283 feet; thence South 54 degrees 50 minutes East 153 feet; thence South 65 degrees East 759.6 feet; thence along said wet weather branch to an iron stake on the West side of said branch by 7 lines as follows: North 13 degrees 15 minutes East 2046.7 feet; thence North 3 degrees 15 minutes East 90.3 feet; thence North 29 degrees East 293.7 feet; thence North 34 degrees 15 minutes East 78.6 feet; thence North 22 degrees 15 minutes East 86.5 feet; thence North 40 degrees 45 minutes East 227.7 feet; thence North 58 degrees 15 minutes East 170.2 feet; thence North 74 degrees 40 minutes West 1435.4 feet to the point of beginning.

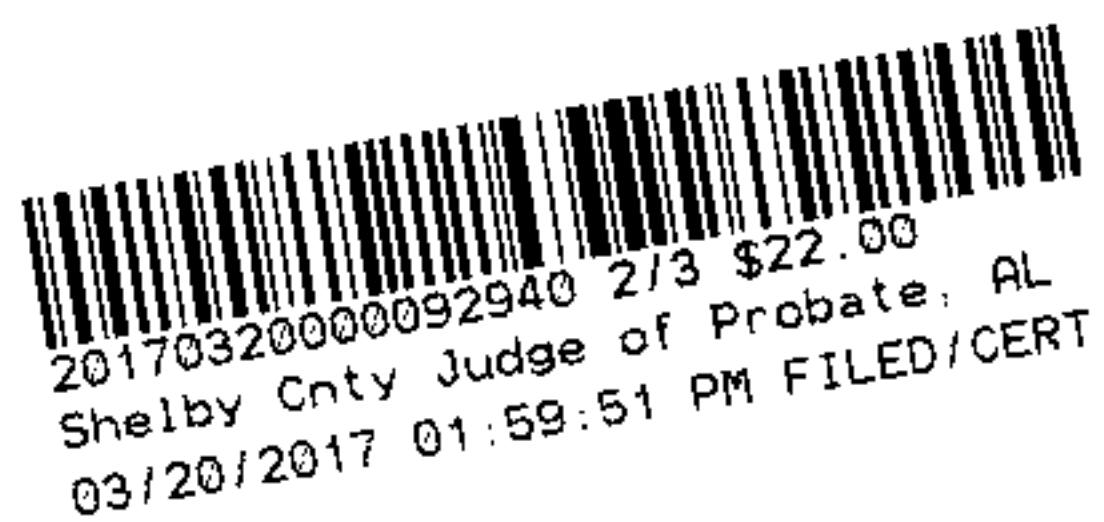
LESS AND EXCEPT PARCELS OF LAND CONVEYED TO THE UNIVERSITY OF MONTEVALLO.

LESS AND EXCEPT A PARCEL OF LAND DESCRIBED IN INSTRUMENT #20130326000125460 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (LEGAL DESCRIPTION "A")

According to the survey of Southern Cross Surveying.

SAC

DA



Real Estate Sales Validation Form

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

Grantor's Name: Sammie A. Cockrell & Delores Adkins
Mailing Address: 2423 Huntington Glen Drive
Birmingham, AL 35226

Grantee's Name The University of Montevallo
Mailing Address Station 6010
Montevallo, AL 35115

Property Address Montevallo, AL

Date of Sale 3-17-17

Total Purchase Price \$ 810,000.00

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
☒ 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 3-17-17

+ Sign Sammie A. Cockrell
(Grantor/Grantee/Owner/Agent) circle one
+ Print Sammie A. Cockrell

____ Unattested

____ (Verified by)