

DEED TO REAL ESTATE AND ALL APPURTENANCES

STATE OF ALABAMA  
SHELBY COUNTY

20170413000125570 1/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/13/2017 12:56:37 PM FILED/CERT

THIS INDENTURE, made and entered into, this 15<sup>th</sup> day of June, 2015,  
by and between the State of Alabama, party of the first part, and the County Board of Education of  
Shelby County, Alabama, a public corporation ("Board"), party of the second part; WITNESS THAT

WHEREAS it has been decided by the State of Alabama not to use the hereinafter described  
lands for school purposes as set out in the deed conveying the same to the State; and whereas the  
Board has certified to Dr. Thomas R. Bice, as Superintendent of Education of the State of Alabama,  
that it is for the benefit of the public school interest for a portion of the Montevallo Elementary  
School campus located in the City of Montevallo, Shelby County, Alabama, be sold and/or otherwise  
utilized in the Board's best interest; and

WHEREAS, the State Superintendent of Education, with approval of the Governor, has  
negotiated this sale under the provision of Section 16-20-8, Code of Alabama 1975, and

WHEREAS, it has been certified by the State Superintendent of Education to the Governor,  
that this sale has been obtained and negotiated, and that all requirements of law with respect thereto  
have been complied with, and that such sale is concurred in by the Governor, as provided by Section  
35-4-385, Code of Alabama 1975.

NOW THEREFORE, for and in consideration of the premises and the sum of \$10.00 paid  
by the party of the second part, receipt of which is hereby acknowledged, I, Robert Bentley, as  
Governor of the State of Alabama, in pursuance of the authority conferred upon me by Section  
16-20-8 and Section 35-4-385, Code of Alabama 1975, do hereby for the State of Alabama and in  
its name, grant, bargain, quit-claim and convey unto the party of the second part all of the right, title  
and interest of the State of Alabama in and to the following described property located in Shelby  
County, Alabama, to-wit:

See attached Exhibit A for legal description

It being the intent of the Grantor to convey all of its right, title and interest in and to said  
property to the Grantee named herein, subject to the reservation hereinafter set forth.

It is expressly understood and agreed by and between Grantor and Grantee that the State of  
Alabama reserves all mineral rights and minerals of whatever kind, character, or description that may  
be in, on, or under the herein described land. ✓

TO HAVE AND TO HOLD to the said party of the second part, its successors in interest and  
assigns forever, together with all appurtenances, tenements and hereditaments thereunto belonging  
or in any wise appertaining.

IN WITNESS WHEREOF, the State of Alabama has caused these presents to be executed  
by Robert Bentley, Governor of the State of Alabama, and Thomas R. Bice, Superintendent of  
Education of this state.

This the 15<sup>th</sup> day of June, 2015.

ATTEST:

STATE OF ALABAMA

Secretary of State

By:

Robert Bentley, Governor

Shelby County, AL 04/13/2017  
State of Alabama  
Deed Tax: \$.50

By: Thomas R. Bice  
Thomas R. Bice, Superintendent of  
Education of the State of Alabama

STATE OF ALABAMA            )  
  )  
COUNTY OF MONTGOMERY    )    ACKNOWLEDGMENT

I, Nancy F Daily, a Notary Public in and for said State and County, do hereby certify that Thomas R. Bice, whose name as Superintendent of Education of the State of Alabama, 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 the State of Alabama.

GIVEN under my hand and seal this 15<sup>th</sup> day of June, 2015.

Nancy F Daily  
Notary Public  
My Commission Expires: 11-16-16

This Instrument Prepared By:  
William R. Justice  
Ellis, Head, Owens & Justice  
P. O. Box 587  
Columbiana, AL 35051  
205/669-6783  
205/669-6726 Fax

Address of Board of Education of Shelby County, Alabama:

P.O. Box 1910, Columbiana, AL 35051


  
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EXHIBIT A

A parcel of land situated in the Southeast Quarter of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama:

COMMENCE at the point of intersection of the South Right-of-Way of Pineview Road with the West Right-of-Way of Parkway Circle, said point being the Northeast Corner of Lot 31, Arden Subdivision as recorded in the Office of the Judge of Probate for Shelby County Alabama in Plat Book 3, Page 64; thence run North 87°25'44" West along the South Right-of-Way of Pineview Road and the North line of Lot 31, Arden Subdivision for a distance of 188.91 feet to a point on the East Right-of-Way of Highway 119; thence leaving the South Right-of-Way of Pineview Road and the North line of Lot 31 run South 01°13'54" West along the East Right-of-Way of Highway 119 for a distance of 48.13 feet to a point; thence run North 88°46'06" West along the East Right-of-Way of Highway 119 for a distance of 18.35 feet to the POINT OF BEGINNING of the following described parcel:

thence run North 88°46'06" West along the East Right-of-Way of Highway 119 for a distance of 37.42 feet to a point; thence run South 01°13'41" West along the East Right-of-Way of Highway 119 for a distance of 303.18 feet to the Point of Curvature of a curve to the right, having a radius of 584.04 feet, a central angle of 15°45'44", a chord length of 160.16 feet and a chord bearing of South 09°06'46" West; thence continue along the arc of said curve and the East Right-of-Way of Highway 119 for a distance of 160.67 feet to a point; thence leaving the East Right-of-Way of Highway 119 and said curve run South 00°08'31" East for a distance of 82.70 feet to a point; thence run South 81°20'30" East for a distance of 221.34 feet to a point in the center of a creek; thence run thence following the center of the creek run North 19°57'37" West for a distance of 21.33 feet; thence run North 05°51'36" East along the center of said creek for a distance of 31.50 feet; thence run North 26°47'25" West along the center of said creek for a distance of 99.57 feet; thence run North 25°32'28" West along the center of said creek for a distance of 143.46 feet; thence run North 05°59'31" West along the center of said creek for a distance of 24.49 feet; thence run North 20°41'40" East along the center of said creek for a distance of 40.63 feet; thence run North 07°05'12" West along the center of said creek for a distance of 49.58 feet; thence run North 18°46'03" West along the center of said creek for a distance of 84.17 feet; thence run North 02°45'42" West along the center of said creek for a distance of 38.17 feet; thence run North 11°28'25" West along the center of said creek for a distance of 78.97 feet to the POINT OF BEGINNING; said parcel containing 61,127 Square Feet (1.40 acres) more or less.



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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 State of Alabama Grantee's Name Shelby County Board of Education  
Mailing Address \_\_\_\_\_ Mailing Address P.O. Box 1910  
Montgomery AL Columbiana AL 35051  
Property Address \_\_\_\_\_ Date of Sale 6-15-2015  
\_\_\_\_\_  
Total Purchase Price \$ 10.00  
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  deed

  
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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 6-24-2015 Print Gary E. McGee, CSFD  
Unattested \_\_\_\_\_ Sign Gary E. McGee, CSFD  
(verified by) (Grantor/Grantee/Owner/Agent) circle one