

Grantee's Address:
University of Montevallo Foundation
Station 6215
Montevallo, AL 35115-6000

This instrument prepared by:
Schulten Ward Turner & Weiss, LLP
Attn: Brandon C. Hardy, Esq.
260 Peachtree Street, NW
Suite 2700
Atlanta, Georgia 30303

LIMITED WARRANTY DEED OF DONATION

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That Grantor, **TOWN CREEK, LLC**, an Alabama limited liability company (herein referred to as GRANTOR), as an absolute charitable gift with no consideration, other than the covenants, mutual agreements, conditions, restrictions and promises herein contained, does by these presents, grant, donate, transfer, alien, convey and confirm unto the **UNIVERSITY OF MONTEVALLO FOUNDATION**, a non-profit organization (herein referred to as GRANTEE), in fee simple the following described real estate, situated in Shelby County, Alabama:

All that tract or parcel of land more particularly described in Exhibit A, being attached hereto and incorporated herein by reference, and subject to all covenants, conditions, easements, and restrictions of record.


It is intended by the GRANTOR that this conveyance includes any and all right, title, and interest in and to the minerals.

Signor herein declares that GRANTOR is a manager-managed limited liability company, that signor herein is a manager of the manager of the manager of GRANTOR, that said signor has full authority under the operating agreement of GRANTOR to sell or donate the above-described property, and that the execution of this instrument is for carrying on in the usual ways the business and affairs of the GRANTOR.

TO HAVE AND TO HOLD the above-described property, with all and singular the rights and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the said GRANTEE and its successors and assigns forever in fee simple, subject, however, (i) to unpaid real estate ad valorem taxes and governmental assessments; (ii) all prior covenants, conditions, easements and restrictions of record, if any; and (iii) any matters which would be shown by an accurate survey or inspection of the premises.

And said GRANTOR will warrant and forever defend the right and title to the above-described

Shelby County, AL 12/30/2019
State of Alabama
Deed Tax: \$26949.00


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Shelby Cnty Judge of Probate, AL
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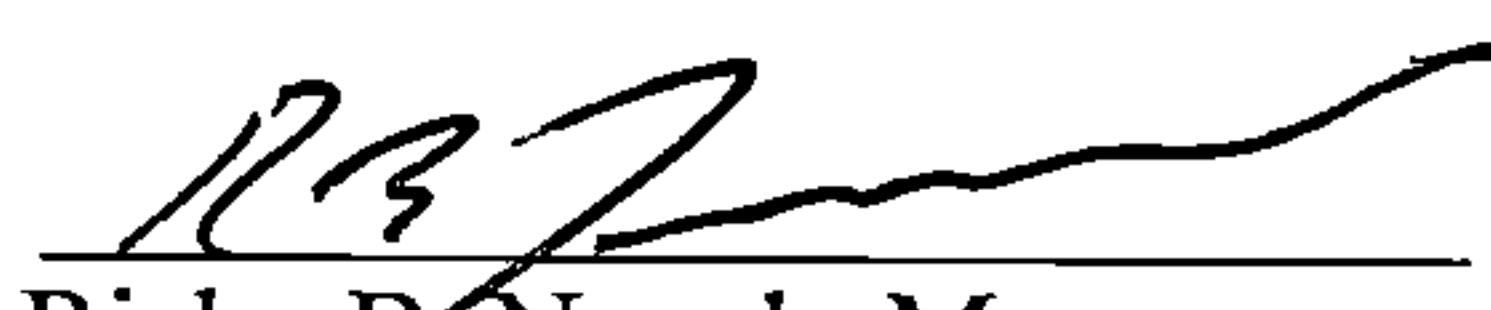
property to the said GRANTEE and GRANTEE'S successors and assigns forever against the claims of all persons claiming by, through, or under GRANTOR and no others.

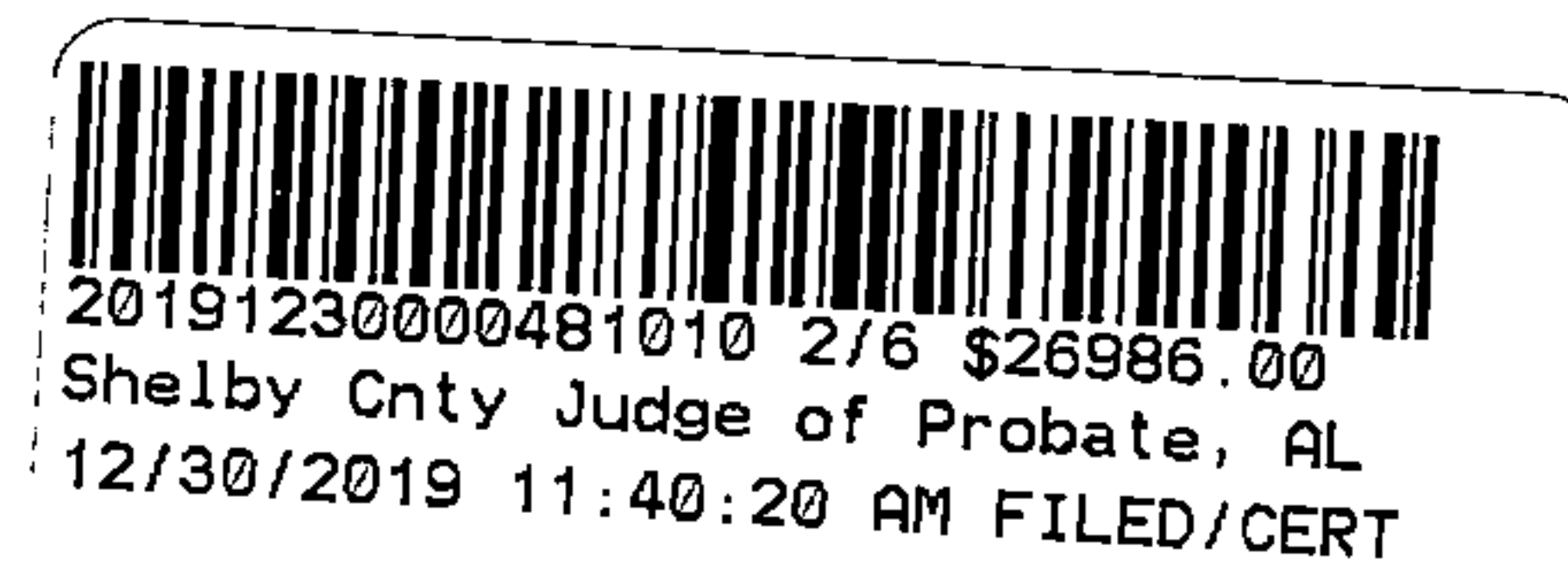
IN WITNESS WHEREOF, the said GRANTOR, by its manager, Town Creek Investors, LLC, a Georgia limited liability company, its manager Strategic Fund Manager, LLC, a Georgia limited liability company, by its manager Ricky B. Novak, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 2019.

TOWN CREEK, LLC,
an Alabama limited liability company

BY: Town Creek Investors, LLC,
a Georgia limited liability company,
its Manager

BY: Strategic Fund Manager, LLC,
a Georgia limited liability company,
its Manager

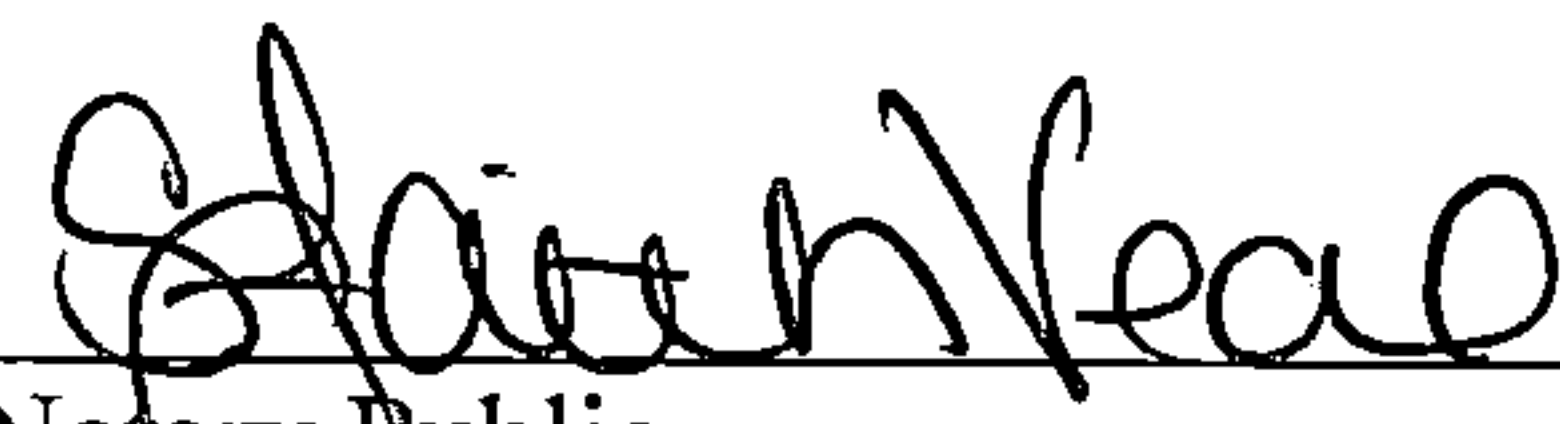
BY: 
Ricky B. Novak, Manager



STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ricky B. Novak, as manager of Strategic Fund Manager, LLC, a Georgia limited liability company, as manager of Town Creek Investors, LLC, a Georgia limited liability company, as the manager of Grantor 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 limited liability company.

Given under my hand and official seal, this the 30 day of December, 2019.


Notary Public

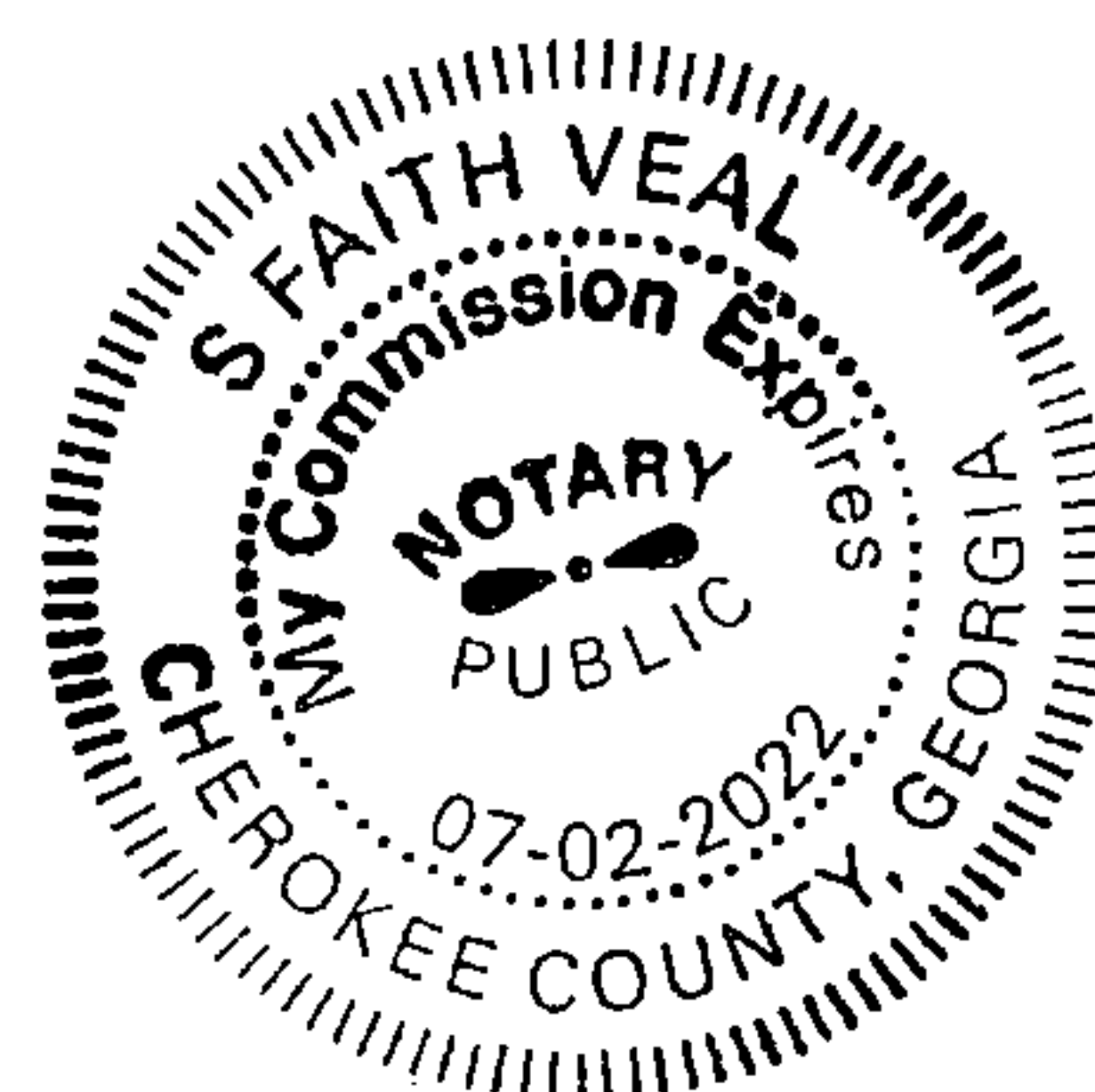


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land located in Sections 13 and 14, Township 22 South Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at a ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 53' 53" East along the East boundary for a distance of 1297.10 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed South 00° 08' 04" East along the East boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 439.10 feet to a ½" rebar in place being located on the Northerly right-of-way of Shelby County Highway 86 (Shelby Iron Works Public Road); thence proceed South 82° 59' 43" West along the Northerly right-of-way of said road for a distance of 242.41 feet; thence proceed South 88° 14' 09" West along the Northerly right-of-way of said road for a distance of 389.95 feet; thence proceed North 88° 57' 11" West along the Northerly right-of-way of said road for a distance of 350.67 feet; thence proceed North 01° 19' 08" East for a distance of 551.08 feet to a ½" rebar in place; thence proceed North 68° 34' 21" West along a meandering wire fence and along the North boundary of the McNamee Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 49 at Pag 74 for a distance of 38.03 feet; thence proceed North 89° 57' 23" West along said meandering fence and along the North boundary of said subdivision for a distance of 35.43 feet; thence proceed North 67° 10' 17" West along said meandering fence and along the North boundary of said subdivision for a distance of 106.99 feet; thence proceed North 52° 27' 21" West along said meandering fence and along the North boundary of said subdivision for a distance of 94.83 feet; thence proceed South 77° 16' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 68.88 feet; thence proceed North 88° 08' 11" West along said meandering fence and along the North boundary of said subdivision for a distance of 80.55 feet; thence proceed North 63° 23' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 55.77 feet; thence proceed South 20° 43' 20" West along said meandering fence and along the North boundary of said subdivision for a distance of 56.87 feet; thence proceed South 37° 17' 45" West along said meandering fence and along the North boundary of said subdivision for a distance of 32.90 feet; thence proceed South 77° 16' 46" West along said meandering fence and along the North boundary of said subdivision for a distance of 16.98 feet; thence proceed South 66° 55' 21" West along said meandering fence and along the North boundary of said subdivision for a distance of 17.39 feet; thence proceed South 51° 24' 36" West along said meandering fence and along the North boundary of said subdivision for a distance of 11.14 feet; thence proceed North 70° 18' 40" West along said meandering fence and along the North boundary of said subdivision for a distance of 61.45 feet; thence proceed South 83° 30' 43" West along said meandering fence and along the North boundary of said subdivision for a distance of 30.81 feet; thence proceed North 88° 13' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 56.49 feet; thence proceed South 88° 04' 53" West along said meandering fence and along the North boundary of said subdivision for a distance of 78.43 feet; thence proceed North 83° 24' 13" West along said meandering fence and along the North boundary of said subdivision for a distance of 46.15 feet; thence proceed South 86° 27' 41" West along said meandering fence and along the North boundary of said subdivision for a distance of 42.54 feet; thence proceed South 77° 26' 33" West along said meandering fence and along the North boundary of said subdivision for a distance of 28.59 feet; thence proceed South 38° 50' 35" West along said meandering fence and along the North boundary of said subdivision for a distance of 14.47 feet; thence proceed South 66° 03' 01" West along said meandering fence and along the North boundary of said subdivision for a distance of 95.52 feet to its

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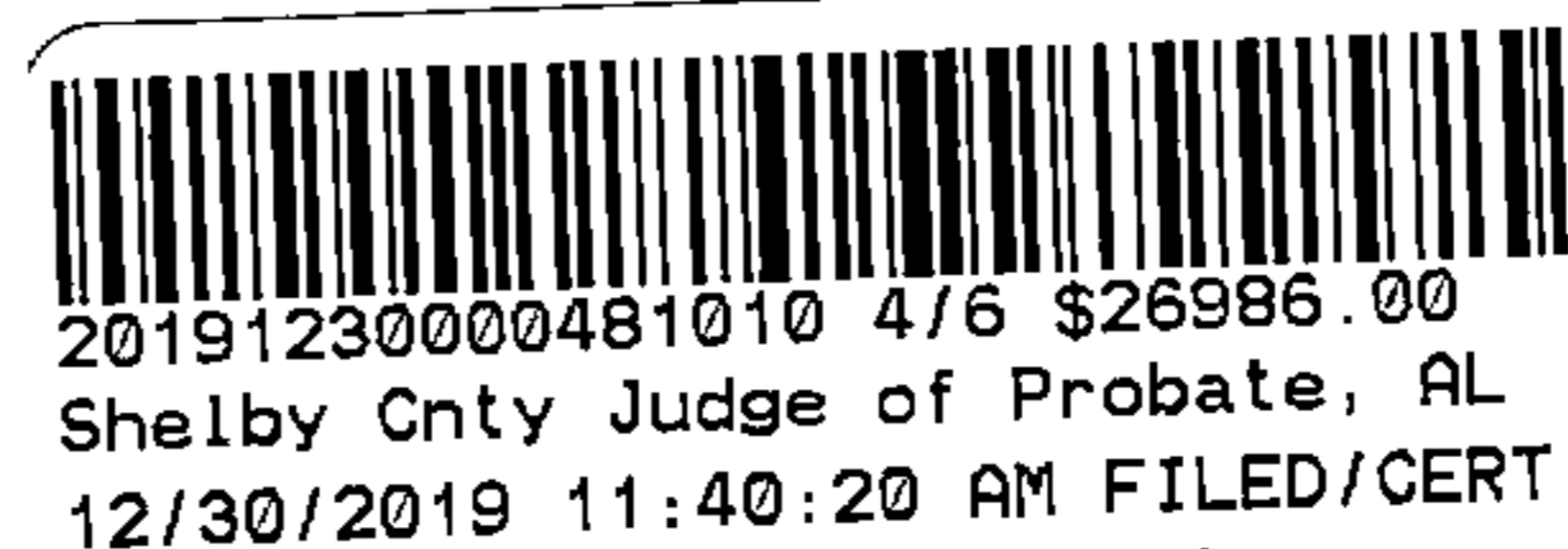
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point of intersection with the centerline of Rum Creek; thence proceed South 12° 49' 13" West along the centerline of said creek for a distance of 63.38 feet; thence proceed South 11° 43' 07" East along the centerline of said creek for a distance of 46.22 feet; thence proceed South 34° 20' 53" East along the centerline of said creek for a distance of 23.64 feet; thence proceed South 08° 55' 08" West along the centerline of said creek for a distance of 28.25 feet; thence proceed South 31° 14' 47" West along the centerline of said creek for a distance of 25.10 feet; thence proceed South 38° 43' 01" West along the centerline of said creek for a distance of 67.44 feet; thence proceed South 56° 45' 53" East along the centerline of said creek for a distance of 52.52 feet; thence proceed South 13° 04' 44" West along the centerline of said creek for a distance of 24.60 feet; thence proceed South 63° 38' 52" West along the centerline of said creek for a distance of 14.18 feet; thence proceed South 84° 24' 33" West along the centerline of said creek for a distance of 31.85 feet; thence proceed South 20° 37' 47" West along the centerline of said creek for a distance of 46.25 feet; thence proceed South 22° 02' 40" East along the centerline of said creek for a distance of 62.57 feet; thence proceed South 04° 30' 07" East along the centerline of said creek for a distance of 87.55 feet; thence proceed South 10° 52' 18" East along the centerline of said creek for a distance of 101.58 feet; thence proceed South 22° 39' 46" West along the centerline of said creek for a distance of 181.04 feet to the Northerly right-of-way of said Shelby County Highway 86, said point being the P. C. of a concave curve right having a delta angle of 61° 42' 45" and a radius of 521.27 feet; thence proceed Northwesterly along the curvature of said curve and along the Northerly right-of-way of said road for a chord bearing and distance of North 81° 49' 39" West, 534.71 feet to the P. T. of said curve; thence proceed North 51° 57' 37" West along the Northerly right-of-way of said road for a distance of 349.99 feet; thence proceed North 48° 33' 23" West along the Northerly right-of-way of said road for a distance of 199.31 feet; thence proceed North 45° 36' 13" West along the Northerly right-of-way of said road for a distance of 890.38 feet to its point of intersection with the Southerly boundary of the L & N Railroad 100 foot right-of-way, said point being the P. C. of a concave curve left having a delta angle of 24° 22' 18" and a radius of 2010.0 feet; thence proceed Northeasterly along the curvature of said curve and along the Southerly boundary of said railroad right-of-way for a chord bearing and distance of North 76° 35' 22" East 848.59 feet to the P. T. of said curve; thence proceed North 03° 34' 11" East along the Southerly boundary of said railroad right-of-way for a distance of 57.90 feet to the P. C. of a concave curve left having a delta angle of 26° 21' 42" and a radius of 1960.0 feet; thence proceed Northeasterly along the Southerly boundary of said railroad right-of-way for a chord bearing and distance of North 50° 23' 52" East, 893.74 feet to the P. T. of said curve; thence proceed North 37° 13' 01" East along the Southerly boundary of said railroad right-of-way for a distance of 1278.36 feet to a ½" rebar in place, said point being located on the East boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 13; thence proceed South 01° 18' 05" East along the East boundary of said quarter-quarter section for a distance of 388.06 feet to a ½" rebar in place; thence proceed South 01° 15' 45" East along the East boundary of said quarter-quarter section for a distance of 431.08 feet to a ½" rebar in place; thence proceed South 85° 44' 38" East along the North boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 1284.56 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 13 and the Southeast one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 14, Township 22 South, Range 2 West, Shelby County, Alabama and contains 113.02 acres, less 5 acre tract described below being a total of 108.02 acres.

LESS AND EXCEPT 5.0 ACRE TRACT: Commence at a ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point

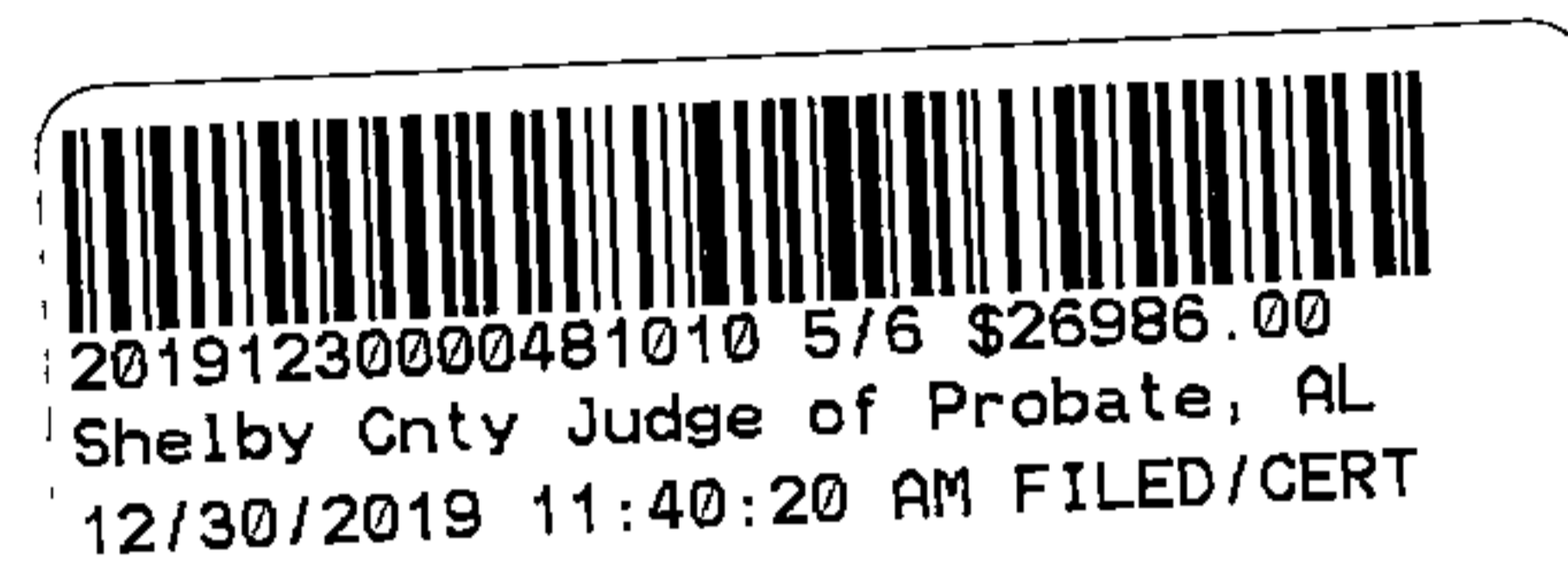
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proceed South 00° 53' 53" East along the East boundary for a distance of 1297.10 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 14' 04" West for a distance of 240.16 feet to the point of beginning. From this beginning point proceed South 00° 10' 29" East for a distance of 233.54 feet to a ½ " rebar in place; thence proceed North 89° 09' 14" West for a distance of 467.01 feet to a ½" rebar in place; thence proceed North 00° 08' 08" West for a distance of 467.12 feet to a ½' rebar in place; thence proceed South 89° 08' 55" East for a distance of 466.69 feet to a ½" rebar in place; thence proceed South 00° 10' 29" East for a distance of 233.54 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama and contains 5.0 acres.

According to survey of Christopher M. Ray, Ala. Reg. No. 26017, of Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS dated the 19th day of October, 2018.



Real Estate Sales Validation Form

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

Grantor's Name Town Creek, LLC
Mailing Address 912 Edenton Street
Birmingham, AL 35242

Grantee's Name University of Montevallo
Foundation
Mailing Address Station 6215
Montevallo, AL 35115-6000

Property Address _____

Date of Sale – Donated on December 30, 2019
Total Purchase Price \$ _____
Or
Actual Value \$ 26,949,000
Or
Assessors 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

X 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12/30/19
____ Unattested _____
(verified by)

Print RICKY NOVAK
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

