

20210104000000010
01/04/2021 07:53:57 AM
DEEDS 1/5

*This instrument was prepared by and upon
recording return to:*

Donald M. Warren, Esq.
Burr & Forman, LLP
420 North 20th Street
Suite 3400
Birmingham, Alabama 35203

Send Tax Notices to:

Jacksonville State University Foundation, Inc.
Rock House
700 Pelham Road North
Jacksonville, AL 36265

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **JACKSONVILLE STATE UNIVERSITY FOUNDATION, INC.**, an Alabama non-profit corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, **MARCUS E. ANGLE, JR.** and **MARY H. ANGLE**, husband and wife (hereinafter, collectively, "Grantor") do hereby grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), together with all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving said Property; provided, however, that this conveyance is expressly made subject to those matters more particularly set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns forever.

Grantor hereby covenants with Grantee that said Property is free from encumbrances made by Grantor, and except for the Permitted Encumbrances, that Grantor will defend the same against the lawful claims of all persons.

Pursuant to and in accordance with § 40-22-1, *Code of Alabama* (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Marcus E. Angle, Jr. and Mary H. Angle 5025 Castle Creek Court Plano, Texas 75093
Grantee's Name and Mailing Address:	Jacksonville State University Foundation, Inc. Rock House 700 Pelham Road North

	Jacksonville, Alabama 36265
Property Address:	Tax Parcel No. 14-7-26-0-000-003.001
Date of Conveyance:	December <i>26</i> , 2020
Assessor's Market Value:	\$684,130
The Assessor's Market Value can be verified in:	Tax Assessor's Records

[Signatures appear on following page]

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of this 26 day of December, 2020.

GRANTOR:

Marcus E. Angle Jr.

MARCUS E. ANGLE, JR.

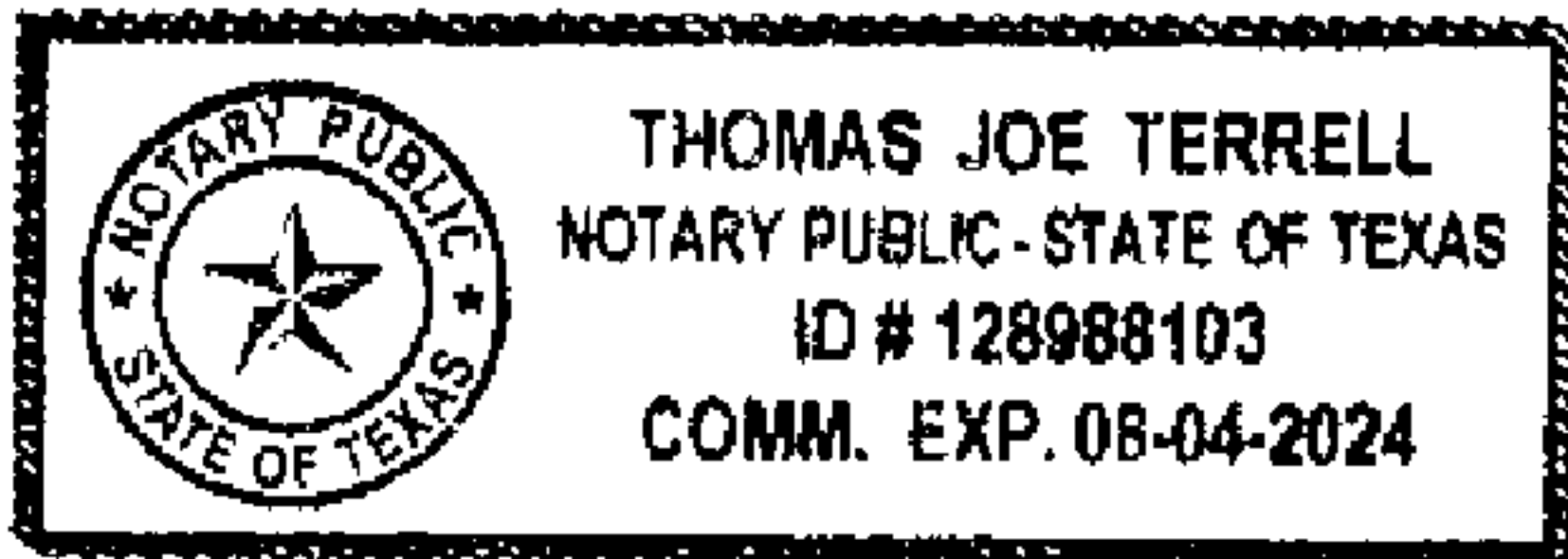
Mary H. Angle

MARY H. ANGLE

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Marcus E. Angle, Jr., 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of December, 2020.

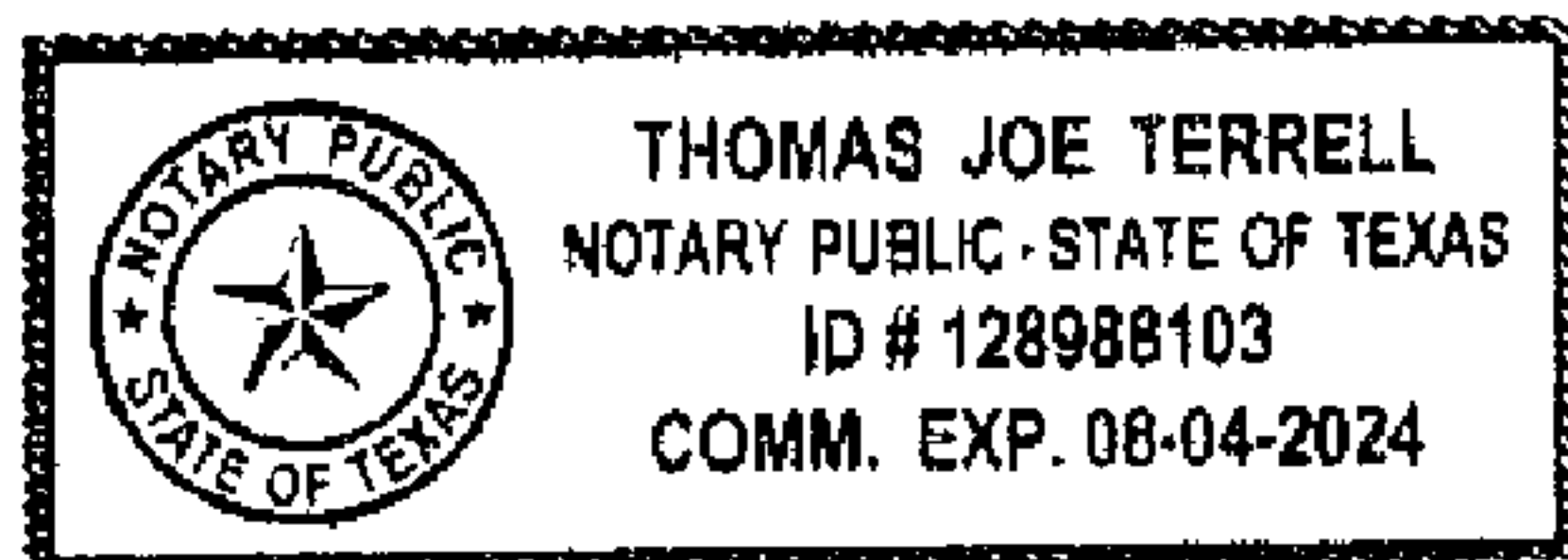


Thomas Joe Terrell
Notary Public
My Commission Expires: 08-04-2024

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary H. Angle, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of December, 2020.



Thomas Joe Terrell
Notary Public
My Commission Expires: 08-04-2024

EXHIBIT "A"

Description of Property

Tract 8 according to the Survey of High Ridge Lake, as recorded in Map Book 23, Page 65 A and B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2021 and for subsequent years which are not yet due and payable.
2. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
4. Easements and building line as shown on recorded map.
5. Non-Exclusive Private Road Easement by and between K.C. Corp. and William P. Buck, Sr., dated June 24, 1994, as Instrument #1996-24898 in Probate Office.
6. Non-Exclusive Private Road Easement between Harlan J. Browning and Kimberly-Clark Corporation, dated March 29, 1993.
7. Rights of others to use of lake as set out in Map Book 23, Page 65 A and B.
8. Restrictions, limitations and conditions as shown on recorded maps.
9. Declaration of Restrictive Covenants for High Ridge Lake as recorded in Instrument #1997-39702 and Instrument #2001-1069.
10. Articles of Incorporation of High Ridge Lake Home Owners Association, Inc., as recorded in Instrument #1997-39698 together with the By-Laws of such corporation.
11. Releases of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referred in deed(s) recorded in Instrument #1994-37714 in the Probate Office.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 597.
13. Provision regarding a recreations vehicle set out in Instrument #2001-29298 in Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2021 07:53:57 AM
\$718.50 CHERRY
20210104000000010

Allen S. Bayal