

*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)

STATUTORY 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 claiming by, through, or under Grantor, but against no other.

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 RI-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- 000-003.007
Date of Conveyance:	December 24, 2020
Assessor's Market Value:	\$314,600.
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 26th day of December, 2020.

GRANTOR:

Marcus E. Angle Jr.

MARCUS E. ANGLE, JR.

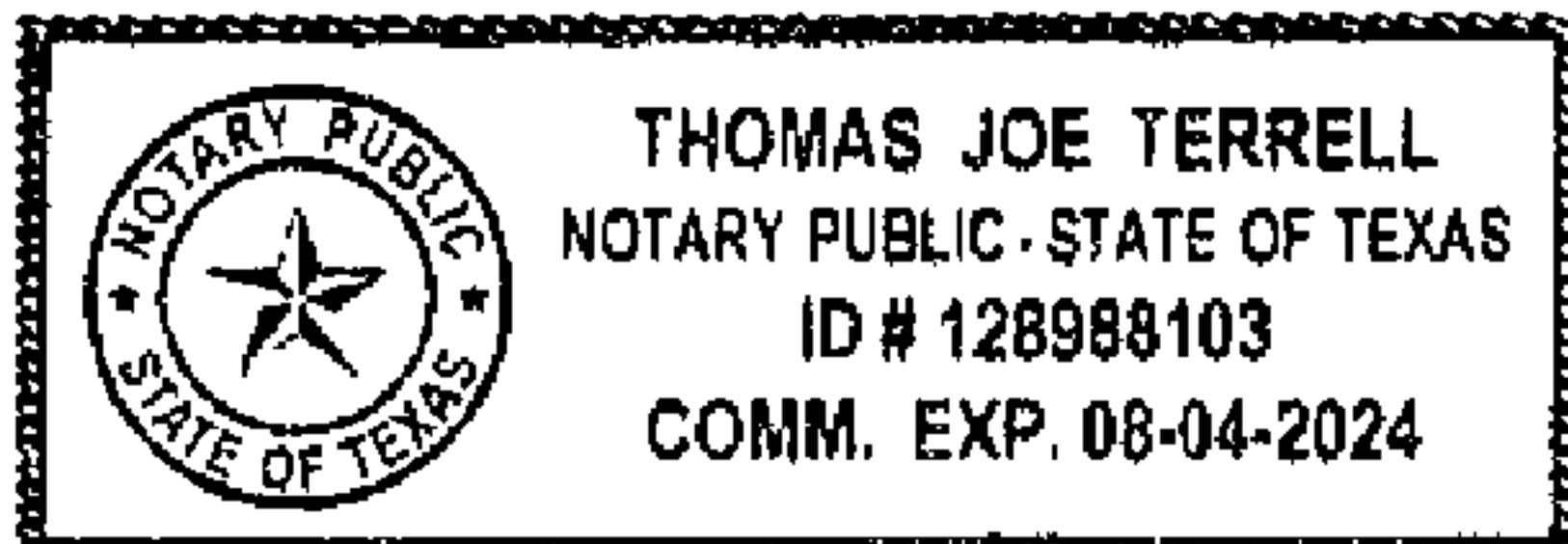
Mary H. Angle

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.

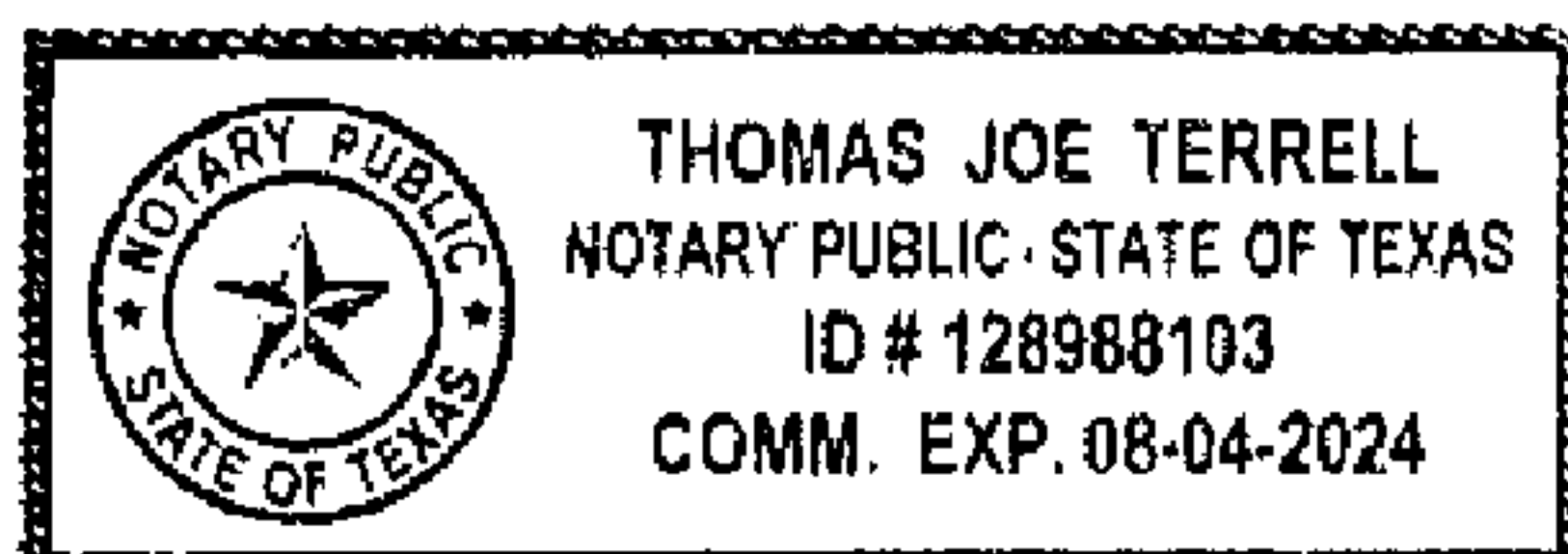


Thomas Joe Terrell
Notary Public
My Commission Expires: 08-04-2024

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

Parcel 2

Commence at the SE corner of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 88° 26' 21" W, a distance of 981.62'; thence N 00° 04' 14" E, a distance of 678.40'; thence N 00° 07' 47" W, a distance of 691.37'; thence S 88° 26' 21" W, a distance of 1192.85' to the point of beginning; thence continue along the last described course, a distance of 1244.10'; thence S 26° 35' 19" W, a distance of 438.89'; thence S 88° 38' 46" W, a distance of 103.59'; thence S 00° 07' 47" E, a distance of 300.07'; thence N 88° 38' 46" E, a distance of 721.50'; thence N 01° 21' 14" W, a distance of 207.30'; thence N 88° 38' 46" E, a distance of 770.85'; thence S 33° 12' 32" E, a distance of 104.48'; thence N 00° 07' 47" W, a distance of 573.79' to the point of beginning.

LESS AND EXCEPT:

Commence at the SE corner of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 88 degrees, 26 minutes, 21 seconds West, a distance of 981.62 feet; thence North 00 degrees, 4 minutes, 14 seconds East, a distance of 678.40 feet; thence North 00 degrees, 7 minutes, 47 seconds West a distance of 691.37 feet; thence South 88 degrees 26 minutes, 21 seconds West, a distance of 1192.85 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 557.09 feet; thence South 00 degrees, 07 minutes, 47 seconds East, a distance of 483.01 feet; thence North 88 degrees, 38 minutes, 46 seconds East, a distance of 500.00 feet; thence South 33 degrees, 12 minutes, 32 seconds East, a distance of 104.48 feet; thence North 00, degrees 7 minutes, 47 seconds West, a distance of 573.79 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2021 and for subsequent years which are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 222, Page 112.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2021 07:53:58 AM
\$349.00 CHERRY
20210104000000020

Allen S. Bayl