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Shelby Cnty Judge of Probate, AL
09/21/2022 12:59:15 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

CORRECTED DEED

THIS INDENTURE made on this the 31st day of August, 2022 by
and between the State of Alabama Department of Education (herein "Grantor") and the Shelby
County Board of Education (herein "Grantee") witnesseth that:

WHEREAS, the parcels of land hereinafter described on Exhibit A attached hereto and
incorporated herein by reference (herein "Subject Property") which are owned by Grantor have
been used for public school purposes by the Grantee herein; and,

WHEREAS, Grantee has determined and has certified to Eric G. Mackey, Superintendent
of Education of the State of Alabama, that the Grantee deems it to be in the best interest of the
Shelby County public school system to acquire the Subject Property from Grantor with the intent
for the Grantee to subsequently transfer the Subject Property to the City of Alabaster Board of
Education to continue to use the Subject Property for public school purposes; and,

WHEREAS, the State Superintendent of Education, with the approval of the Governor of
the State of Alabama, has negotiated this sale under the provisions of §16-20-8, Code of Alabama
1975, as amended; 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,

WHEREAS, such sale and conveyance of the Subject Property as herein provided is
concurred in by the Governor, as provided by §35-4-385, Code supra:



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NOW THEREFORE, for an in consideration of the premises and the sum of Ten Dollars (\$10.00) paid by Grantee, the receipt of which is hereby acknowledged by Grantor, Kay Ivey, as Governor of the State of Alabama, pursuant to the authority conferred upon her by §16-20-8 and §35-4-385, Code supra, does hereby for the State and in its name, grant, bargain, quitclaim and convey unto Grantee, subject to the exception hereinafter set forth, all of the right, title and interest of the State of Alabama in and to the following described property all in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

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

It is expressly understood and agreed by and between Grantor and Grantee that the State of Alabama reserves all mineral rights and mineral interests of whatever kind, character or description that may be in, on or under the Subject Property, and all public road rights of way.

IN WITNESS WHEREOF, the State of Alabama has caused these presents to be executed by Kay Ivey, Governor of the State of Alabama and by Eric G. Mackey, Superintendent of Education of this State.

This the 31st day of August, 2022.

ATTEST:

J. N. Merrill
John Merrill, Secretary of State

STATE OF ALABAMA

BY Kay Ivey
Kay Ivey, Governor

BY Eric G. Mackey
Eric G. Mackey, Superintendent of
Education of the State of Alabama



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STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

I, Jessica Von Ragan, a Notary Public in and for the said state and county do hereby certify that Eric G. Mackey, whose name as State 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 the 29th day of
August, 2022.

Jessica Von Ragan
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 30, 2025

Grantor's Address: State Capitol, 600 Dexter Avenue, Montgomery, Alabama 36130

Grantee's Address: 220 Main Street, Eutaw, AL 36462-1002



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EXHIBIT A

Parcel I:

Part of the NE ¼ of the NW ¼ of Section 11, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter section and run West along the South line of said quarter-quarter section for 424.65 feet to a point on the Westerly right of way line of Alabama Highway #119; said point being also the point of beginning; thence continue West along the South line of said quarter-quarter section for 745.90 feet thence 88 degrees 00' right and run Northerly for 164.40 feet; thence 97 degrees 10' right and Southeasterly for 168.60 feet; thence 81 degrees 05' left and run Northeasterly 342.16 feet; thence 75 degrees 55' right and run Easterly for 417.17 feet to a point on the Westerly right of way of Alabama Highway #119; said point being on a curve to the left; said curve having a radius of 2889.93 feet; thence 83 degrees 13'29" right to become tangent to said curve and run Southerly along the arc of said curve for 218.97 feet to the end of said curve; thence from tangent to said curve continue Southeasterly along said right of way line for 112.70 feet to the beginning of a curve to the right; said curve having a radius of 4525.52 feet; thence run Southeasterly along the arc of said curve and along said right of way line for 156.61 feet to the point of beginning.

Parcel II:

Beginning at the SE corner of NE ¼ of NW ¼ of Section 11, Township 21 South, Range 3 West, thence running south 89 deg. 15' West 437 feet to a point on the West right of way of road thence south 89 deg. 15' West 153 feet; thence South 3 deg. East 210 feet; thence North 89 deg. 15' East 36 feet thence North 0 deg. 47' East 39.2 feet; thence North 84 deg. 32' East 136.8 feet to a point of the West right of way of road; thence North 10 deg. 28' West 162 feet to point of beginning.

Parcel III:

Beginning at the SE corner of NE ¼ of NW ¼ of Section 11, Township 21 South, Range 3 West, thence running south 89 deg. 15' West 1115 feet to point of beginning; thence South 89 deg. 15' West 55.2 feet; thence south 2 deg. 45' East 210 feet; thence North 89 deg. 15' East 52 feet thence North 3 deg. West 210 feet to point of beginning.



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Parcel IV:

Commence at the NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; run thence South 89 deg. 15 min. West a distance of 437 feet to a point on the West right of way line of the Siluria-Montevallo Highway; thence run along the West right of way line of said road South 10 deg. 28 min. East a distance of 162.00 feet to the point of beginning of the land herein described and here conveyed; thence run South 84 deg. 32 min. West a distance of 136.80 feet; thence run South 84 deg. 32 min. West a distance of 39.20 feet; thence run South 89 deg. 15 min. West a distance of 1356.54 feet; thence run South 2 deg. 17 min. West a distance of 442.12 feet to the center of a mock orange hedge row; thence run North 86 deg. 15 min. East a distance of 1532.27 feet, more or less, to the west right of way line of said road; thence run along the West right of way line of said road North 4 deg. 19 min. West a distance of 113.50 feet; thence continue along said right of way North 5 deg. 49 min. West a distance of 100 feet; thence continue along said right of way North 6 deg. 14 min. West a distance of 100 feet; thence continue along said right of way North 7 deg. 14 min. West a distance of 100 feet to the point of beginning.

Parcel V:

A part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, More particularly described as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11 and run South 89 deg. 15 min. West a distance of 437.0 feet; thence run South 10 deg. 28 min. East a distance of 162.00 feet; thence run South 7 deg. 14 min. East a distance of 100.0 feet; thence run South 6 deg. 14 min. East a distance of 100.0 feet; thence run South 5 deg. 49 min. East a distance of 100.0 feet; thence run South 4 deg. 19 min East a distance of 113.50 feet to point on West R.O.W. line of Montevallo-Siluria Highway; and the point of beginning; thence run South 86 deg. 15 min. West along the center of a Mock Orange Hedge Row a distance of 1537.82 feet; thence run South 1 deg. 14 min. West along the center of a Mock Orange Hedge Row a distance of 235.39 feet; thence run North 86 deg. 16 min. East a distance of 1557.0 feet to the West R.O.W. of Montevallo-Siluria Highway; thence run North 9 deg. 56 min. West a distance of 234.52 feet to point of beginning.



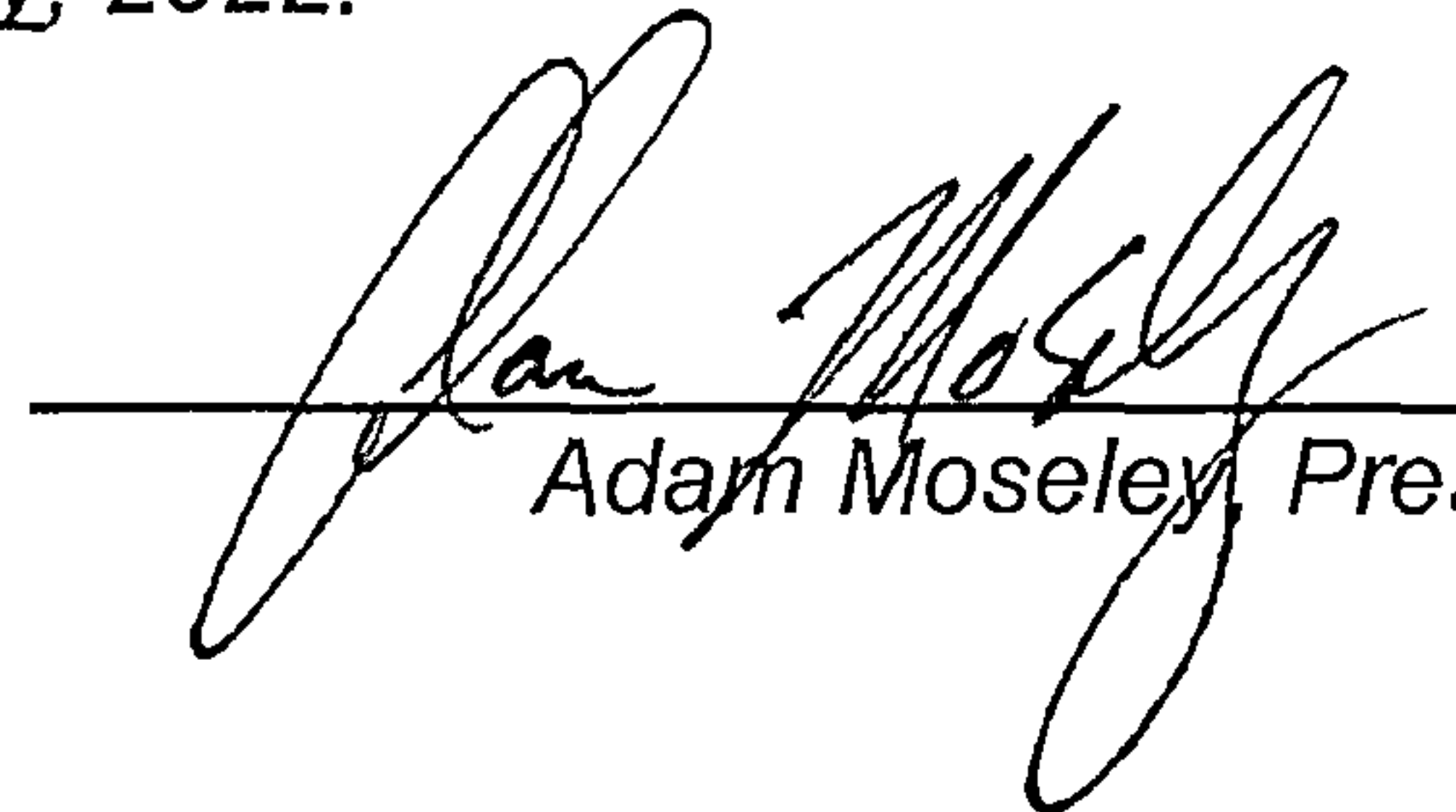
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Resolution #2022-01

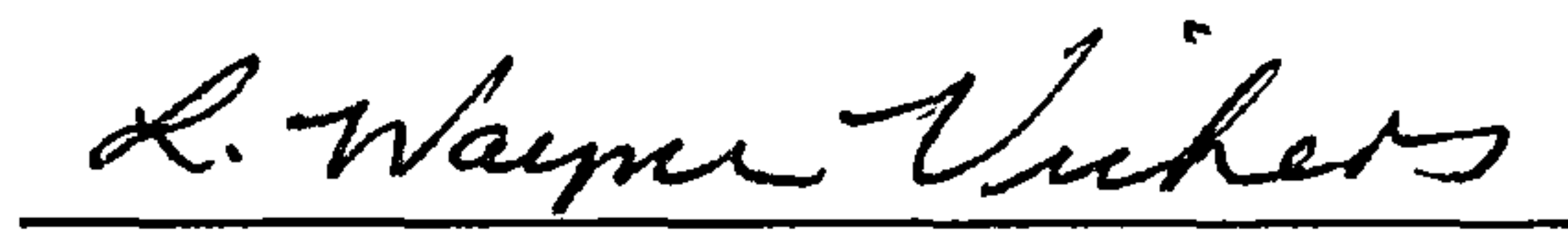
BE IT RESOLVED by the CITY BOARD OF EDUCATION OF THE CITY OF ALABASTER, ALABAMA (the "Board"), as follows:

Resolution #2022-01 authorizing the Superintendent to execute a Real Estate Sales Contract in substantially the form furnished herewith and other closing documents to sell land and improvements at the former Thompson Intermediate School site to the City of Alabaster for \$8M (i.e., \$1M cash at closing and 20 annual cash payments of \$350,000 each.

ADOPTED this the 13th day of January, 2022.


Adam Moseley, President

Attest:


L. Wayne Vickers, Ed.D.
Superintendent/Secretary

Real Estate Sales Validation Form

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

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Grantor's Name State of Alabama
Mailing Address 600 Dexter Ave
Montgomery, AL 36130

Grantee's Name Shelby County BOE
Mailing Address 1123 County Services Drive
Pelham, AL 35124

Property Address 10111 Hwy 119
Alabaster, AL 35007

Date of Sale September 21, 2022

Total Purchase Price \$ 8,000,000

or

Actual Value

\$

or

Assessor's Market Value \$ 565,000

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 9-21-2022

Print Jeffrey W. Brumlow, Esq

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1