



20251017000320480 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/17/2025 01:51:01 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

PHELPS DUNBAR LLP
2025 3rd Avenue North, Suite 1000
Birmingham, Alabama 35203
F. Gerald Burnett

SEND TAX NOTICE TO:

University of Montevallo
Station 6000, Calkins Hall
Montevallo, AL 35115

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS: THAT for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the **UNIVERSITY OF MONTEVALLO FOUNDATION**, an Alabama nonprofit corporation (the "GRANTOR"), by the **UNIVERSITY OF MONTEVALLO** (the "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, the GRANTOR hereby grants, bargains, sells and conveys unto the GRANTEE, and its successors and assigns, the following described real property situated in Shelby County, Alabama (the "Property"), *to-wit*:

Parcels of land located in the NW 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Parcel I

Commence at the NW corner of the NW 1/4 of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet to the point of beginning; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet; thence North 79 degrees, 50 minutes, 32 seconds East a distance of 267.94 feet; thence South 10 degrees, 07 minutes, 17 seconds East a distance of 95.53 feet; thence North 79 degrees, 43 minutes, 02 seconds East a distance of 18.44 feet; thence North 17 degrees, 23 minutes, 19 seconds West a distance of 279.27 feet; thence South 74 degrees, 05 minutes, 51 seconds West a distance of 283.28 feet to the point of beginning.

Parcel II

Commence at the NW corner of the NW 1/4 of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet to the point of beginning; thence continue along the last described course a distance of 404.84 feet; thence North 87 degrees, 41 minutes, 52 seconds East a distance of 446.54 feet to the West R.O.W. line of Stage Coach Road (Prescriptive R.O.W.); thence North 21 degrees, 29 minutes, 15 seconds West a distance of 370.07 feet; thence South 79 degrees, 43 minutes, 02 seconds West a distance of 181.27 feet; thence North 10 degrees, 07 minutes, 17 seconds West a distance of 95.53 feet; thence South 79 degrees, 50 minutes, 32 seconds West a distance of 267.94 feet to the point of beginning.



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together with all and singular the improvements situated thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto including, but not limited to, all rights of drainage from such property, and all easements, licenses, benefits and rights-of-way appurtenant to such property.

This conveyance is made and accepted expressly subject to the following matters, but only to the extent actually affecting the Property:

1. Ad valorem taxes for the year 2025 and subsequent years not yet due and payable.
2. All exceptions to title, covenants, restrictions, easements, rights of way, water rights and other matters appearing of record in the office of the Judge of Probate of Shelby County, Alabama.
3. All zoning and land use restrictions.
4. Any prior reservation or conveyance, if any, by a prior owner, together with any release of damages by any prior owner, of minerals of every kind and character, including, but not limited to, gas, oil, sand and gravel in, on and under the Property.
5. Any and all matters which would be disclosed by an accurate survey and inspection of the Property.

TO HAVE AND TO HOLD unto the GRANTEE, and its successors and assigns, in fee simple, **FOREVER**.

AND the GRANTOR does for itself, and its successors and assigns, covenant with the GRANTEE, its successors and assigns, that the GRANTOR is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the Property as aforesaid; and that the GRANTOR will, and its successors and assigns shall, warrant and defend the same to the GRANTEE, its successors and assigns, forever, against the lawful claims of all persons.

GRANTEE is the corporation described in Section 16-54-1 of the Code of Alabama (1975) and is statutorily authorized to acquire and hold real and personal property in its name as herein designated.

Pursuant to the provisions of Section 40-22-1 of the Code of Alabama (1975), the following information is provided in lieu of submitting Form RT-1, Real Estate Sales Validation Form:



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Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
University of Montevallo Foundation Station 6215, Meroney House Montevallo, Alabama 35115	University of Montevallo Station 6000, Calkins Hall Montevallo, Alabama 35115
Property Address: 223 Stage Coach Road; Alabaster, AL 35007	
Date of Transfer: September 30, 2025	
Transfer Price: No Consideration Paid for Transfer; Actual Value \$647,680	
Actual Value can be verified by: Tax Assessor's Market Value	

IN WITNESS WHEREOF, the GRANTOR has executed and delivered this instrument by its duly authorized officer on or as of the _____ day of 9/12/2025.

**UNIVERSITY OF MONTEVALLO
FOUNDATION**

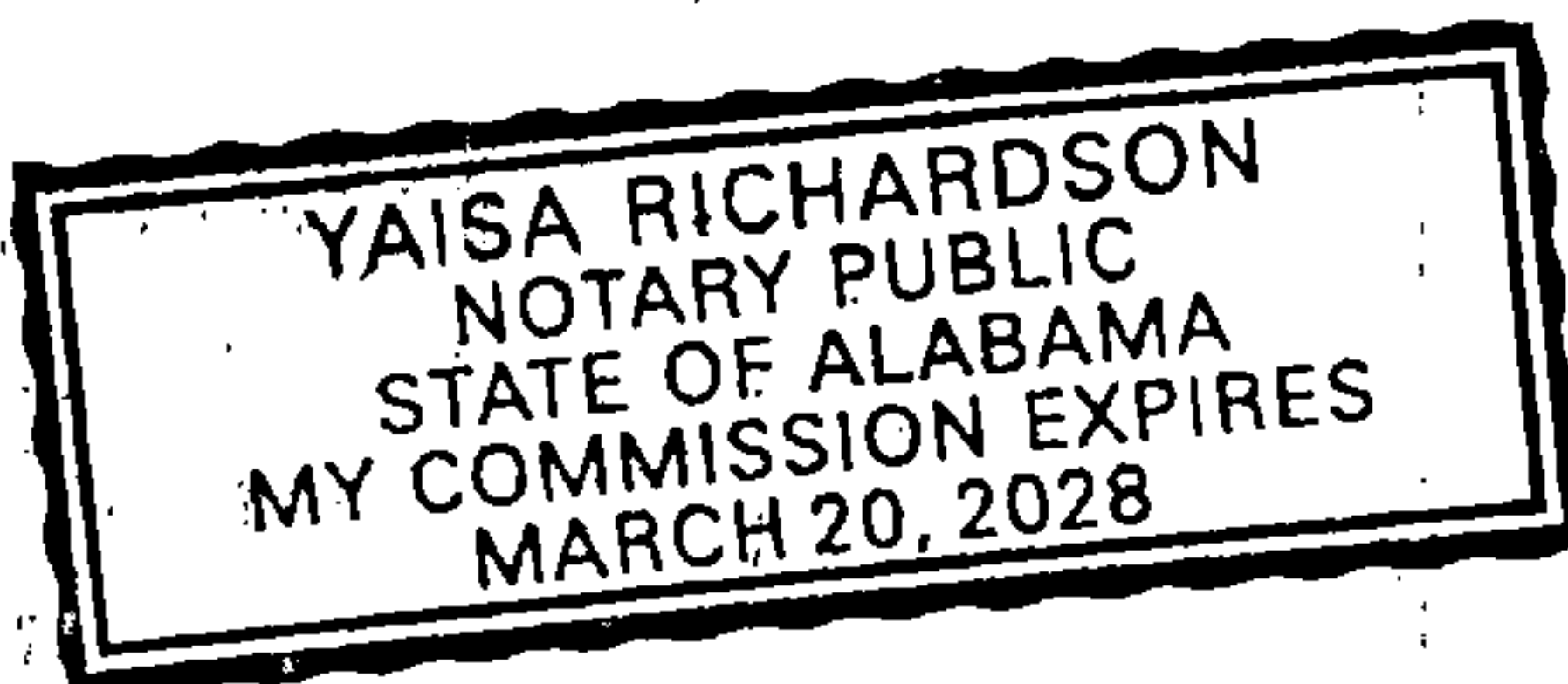
By: David Pickett
David Pickett
Its: Chairman

STATE OF ALABAMA)

SHELBY COUNTY)

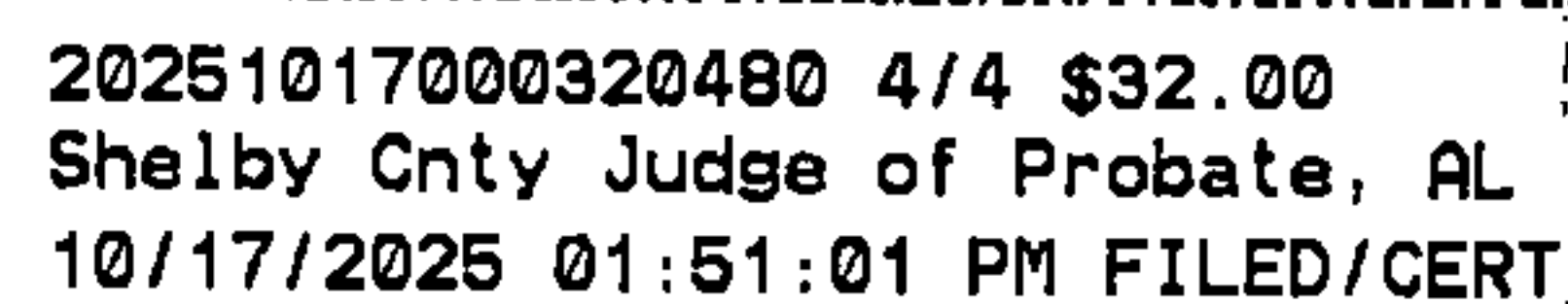
I, the undersigned, a Notary Public in and for the said County, in said State, do hereby certify that **DAVID PICKETT**, whose name as Chairman of the **UNIVERSITY OF MONTEVALLO FOUNDATION**, an Alabama nonprofit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said nonprofit corporation on the day the same bears date.

GIVEN under my hand and official seal this, the 17th day of 9/12/2025.



Yaiza Richardson
NOTARY PUBLIC
Yaiza Richardson
Printed Name of Notary Public

My Commission Expires: 03/20/2028



REC	record
RES	resident
ROW	row of way
5	don
STN	station
SWR	swear
SVN	synthesis
U	unit
W	well
	degrees
	minutes in
	degrees of longitude
	seconds in
	degrees of longitude
	height in inches
	area
AC	area of base
	of base or area
BRG	bearing

