



20251205000372930 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
12/05/2025 01:51:56 PM FILED/CERT

This instrument was prepared by:
William R. Justice
P.O. Box 587, Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Million Two Hundred Eighty Thousand and no/100 Dollars (\$1,280,000.00) to the undersigned Grantor, The University of Montevallo (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Shelby County, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate situated in Shelby County, Alabama:

A parcel of land situated in the Southeast Quarter of Section 19, Township 22 South, Range 3 West, and in the Southwest Quarter, the Northwest Quarter and the Southeast Quarter of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Northwest Corner of Lot 19 of Fairview Subdivision, as recorded in Map Book 22, Page 135, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 00 deg. 18 min. 54 sec. East for a distance of 60.42 feet; thence North 85 deg. 36 min. 27 sec. West for a distance of 211.96 feet; thence North 01 deg. 37 min. 46 sec. West for a distance of 348.60 feet; thence North 01 deg. 30 min. 16 sec. West for a distance of 289.40 feet; thence North 02 deg. 22 min. 12 sec. West for a distance of 631.03 feet to the southern right of way of Shelby County Highway 10; thence along said right of way South 88 deg. 46 min. 17 sec. East for a distance of 53.57 feet to a curve to the left having a radius of 660.00 feet, with a chord bearing of North 69 deg. 03 min. 51 sec. East and a chord length of 497.99 feet; thence continue along said right of way along said arc, an arc length of 510.63 feet; thence continue along said right of way North 46 deg. 53 min. 59 sec. East for a distance of 277.04 feet to a curve to the right having a radius of 735.00 feet, with a chord bearing of North 54 deg. 16 min. 21 sec. East and a chord length of 188.64 feet; thence along said arc, continue along said right of way an arc length of 189.16 feet; thence leaving said right of way South 05 deg. 20 min. 54 sec. East for a distance of 336.37 feet; thence North 88 deg. 49 min. 10 sec. East for a distance of 210.91 feet; thence North 04 deg. 57 min. 21 sec. West for a distance of 216.54 feet; thence North 10 deg. 10 min. 17 sec. West for a distance of 188.60 feet to the southern right of way of Shelby County Highway 10, said point being on a curve to the right having a radius of 735.00 feet, with a chord bearing of North 83 deg. 28 min. 18 sec. East and a chord length of 152.48 feet; thence along said right of way, along said arc, an arc length of 152.76 feet; thence continue along said right of way North 89 deg. 25 min. 33 sec. East for a distance of 202.92 feet to a curve to the right having a radius of 1960.00 feet, with a chord bearing of South 87 deg. 32 min. 02 sec. East and a chord length of 207.92 feet; thence along said right of way, along said arc, an arc length of 208.02 feet to the intersection of the south right of way of said Highway 10 and the west right of way of Ralph Street (unopened road); thence leaving said Highway 10, South 00 deg. 03 min. 09 sec. West along the western right of way of said Ralph Street for a distance of 640.13 feet; thence leaving said right of



20251205000372930 2/6 \$38.00
Shelby Cnty Judge of Probate, AL
12/05/2025 01:51:56 PM FILED/CERT

way of Ralph Street South 00 deg. 03 min. 09 sec. West for a distance of 824.58 feet; thence North 61 deg. 10 min. 48 sec. East for a distance of 789.29 feet; thence North 61 deg. 10 min. 48 sec. East for a distance of 717.73 feet to the southern right of way of Shelby County Highway 10, said point being on a curve to the left having a radius of 540.00 feet, with a chord bearing of South 74 deg. 09 min. 01 sec. East and a chord length of 142.01 feet; thence along said right of way, along said arc, an arc length of 142.42 feet; thence continue along said right of way South 81 deg. 42 min. 21 sec. East for a distance of 149.05 feet to a curve to the right having a radius of 1510.00 feet, with a chord bearing of South 78 deg. 39 min. 08 sec. East and a chord length of 160.88 feet; thence continue along said right of way, along said arc, an arc length of 160.95 feet; thence continue along said right of way South 75 deg. 35 min. 55 sec. East for a distance of 160.53 feet to a curve to the right having a radius of 1260.00 feet, with a chord bearing of South 66 deg. 38 min. 44 sec. East and a chord length of 392.18 feet; thence continue along said right of way, along said arc, an arc length of 393.78 feet; thence continue along said right of way South 57 deg. 41 min. 32 sec. East for a distance of 71.48 feet to a right of way flare at the intersection of said Highway 10 and Shelby County Highway 204; thence leaving said Highway 10, along said right of way flare South 05 deg. 48 min. 46 sec. East for a distance of 90.13 feet; thence along said Highway 204 South 46 deg. 04 min. 00 sec. West for a distance of 18.97 feet to a curve to the left having a radius of 1184.80 feet, with a chord bearing of South 37 deg. 50 min. 11 sec. West and a chord length of 339.21 feet; thence continue along said right of way, along said arc, an arc length of 340.38 feet; thence continue along said right of way South 29 deg. 36 min. 22 sec. West for a distance of 337.66 feet to a curve to the left having a radius of 2903.80 feet, with a chord bearing of South 23 deg. 25 min. 54 sec. West and a chord length of 624.65 feet; thence continue along said right of way, along said arc, an arc length of 625.86 feet; thence continue along said right of way South 17 deg. 15 min. 26 sec. West for a distance of 461.07 feet to a curve to the right having a radius of 695.20 feet, with a chord bearing of South 54 deg. 22 min. 03 sec. West and a chord length of 838.90 feet; thence continue along said right of way, along said arc, an arc length of 900.56 feet; thence continue along said right of way North 88 deg. 31 min. 20 sec. West for a distance of 1889.14 feet to the southeast corner of Lot 1 of said Fairview Subdivision; thence leaving said right of way North 00 deg. 09 min. 00 sec. East along the east side of said Subdivision for a distance of 1265.45 feet; thence North 87 deg. 54 min. 56 sec. West along the north side of said Subdivision for a distance of 377.24 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 182.14 Acres, 7,934,104 Square Feet, more or less.

Subject to:

1. Rights of way to Shelby County as recorded in Deed Book 133, Page 362; Deed Book 135, Page 192; Deed Book 135, Page 184; and Deed Book 243, Page 320, in Probate Office of Shelby County, Alabama.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 161, Page 126; Deed Book 183, Page 117; Deed Book 186, Page 171; Deed Book 192, Page 241; Deed Book 291, Page 71; Real Book 207, Page 413, in Probate Office of Shelby County, Alabama.
3. Easements to City of Montevallo as recorded in Deed Book 219, Page 436; Real Book 385, Page 619; and Instrument #1992-8881, in Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Deed Book 256, Page 567,



20251205000372930 3/6 \$38.00
Shelby Cnty Judge of Probate, AL
12/05/2025 01:51:56 PM FILED/CERT

in Probate Office of Shelby County, Alabama.

5. Easements to Alabama Power Company as recorded in Instrument #20080416000155060; as amended by Instrument #20181026000379940; Instrument #20090727000286650; Instrument #20100208000038760; Instrument #20120327000104100; Instrument #20140718000220490; Instrument #20150318000084490; Instrument #20150407000110570; Instrument #20160211000045150; Instrument #20160923000349280; and Instrument #20250214000045060, in Probate Office of Shelby County, Alabama.

6. Fence and structure encroachments as shown on survey by Rodney Shiflett, AL Reg. #21784, dated October 29, 2025.

The State of Alabama, by and through Kay Ivey, as Governor, joins in this conveyance as provided by Ala. Code 1975 § 16-54-16, as amended.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE and its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and its successors and assigns forever against the lawful claims of all persons.

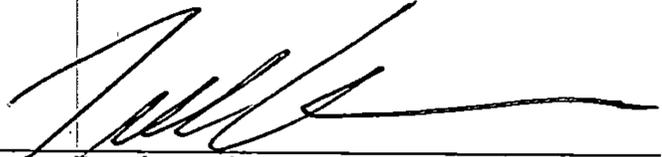
IN WITNESS WHEREOF, the said GRANTOR, by its designated officer or representative, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of November, 2025.

[signatures and acknowledgments on following pages]



20251205000372930 4/6 \$38.00
Shelby Cnty Judge of Probate, AL
12/05/2025 01:51:56 PM FILED/CERT

The University of Montevallo

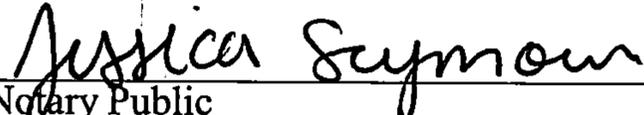
By: 
Timothy Lupinacci
As its Chairman Pro-Tem

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy Lupinacci, whose name as Chairman Pro-Tem of The University of Montevallo, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of The University of Montevallo.

Given under my hand and official seal, this the 13 day of November, 2025.




Notary Public
My commission expires: July 2029



20251205000372930 5/6 \$38.00
Shelby Cnty Judge of Probate, AL
12/05/2025 01:51:56 PM FILED/CERT

ATTEST:

Wes Alb

Secretary of State

State of Alabama

By: *Kay Ivey*

Kay Ivey
Governor

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kay Ivey, whose name as Governor 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, she, as Governor and with full authority, executed the same voluntarily for and as the act of the State of Alabama.

Given under my hand and official seal, this the 17 day of Nov, 2025.

Paula G Chearrutt
Notary Public
My commission expires: 1-7-2026

Real Estate Sales Validation Form

20251205000372930 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
12/05/2025 01:51:56 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1

Grantor's Name The University of Montevallo
Mailing Address Station 6010
Montevallo, AL 35115

Grantee's Name Shelby County, Alabama
Mailing Address 200 West College Street Room 123
Columbiana, AL 35051

Property Address Shelby County Hwy 10 & 204

Date of Sale 12-5-25
Total Purchase Price \$1,280,000.00
or
Actual Value \$
or
Assessor's 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
X Sales Contract
X Closing Statement
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 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 12-5-25

Print Terry G. Roberson

Unattested

Walter R. Justice (verified by)

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