

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Pleasant Grove Missionary Church
40 Applewood Dr
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Staci Milea Bassett, a married woman (herein referred to as *Grantors*)**, grant, bargain, sell and convey unto, **Pleasant Grove Missionary Baptist Church (herein referred to as *Grantee*)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of September, 2019.

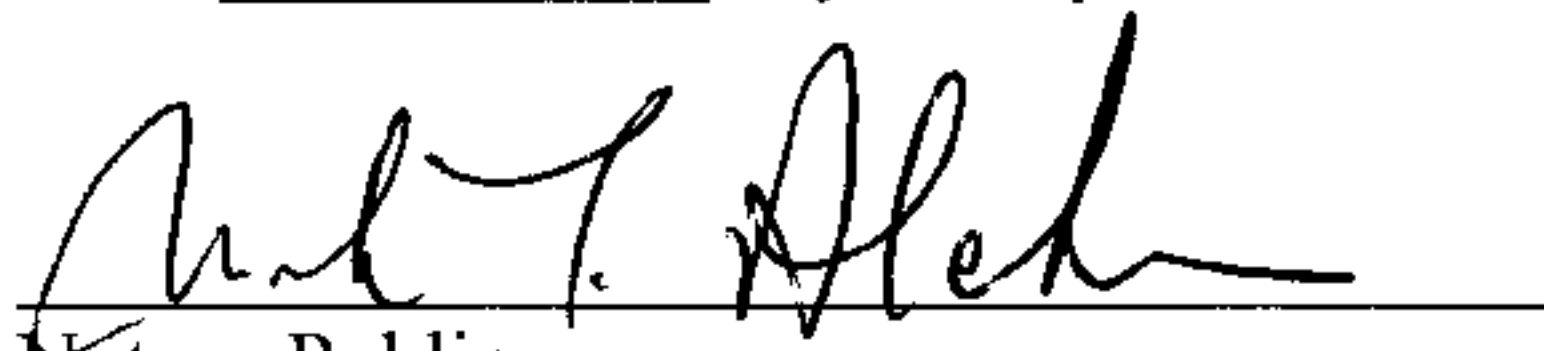

Staci Milea Bassett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Staci Milea Bassett**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2019.


20190923000346570 1/3 \$43.00
Shelby Cnty Judge of Probate: AL
09/23/2019 09:06:32 AM FILED/CERT



Notary Public
My Commission Expires: 9-22-20

Shelby County: AL 09/23/2019
State of Alabama
Deed Tax: \$15.00

EXHIBIT A – LEGAL DESCRIPTION

Part of the Northwest ¼ of the Northwest ¼ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a drive shaft in place, accepted as the Northwest corner of the Northwest ¼ of the Northwest ¼ of Section 14, Township 18, South, Range 1 East, Shelby County, Alabama, said point also being accepted as the Northwest corner of Lot 11 of The Theo Sparks Survey of the Town of Vandiver, as recorded in Map Book 3, at Page 45 in the Office of the Judge of Probate of Shelby County, Alabama; thence proceed S 00° 21' 42" W a distance of 641.19' to a point on the Southerly right of way of CSX Railroad, said point being the point of beginning. From this beginning point proceed along said right of way S 60°44'12" E a distance of 378.89" to a ½" rebar set; thence, leaving said right of way, proceed S 42°15'34" W a distance of 100.00' to a ½" rebar set; thence S 60°44'12"E a distance of 100.00' to a ½" rebar set on the West right of way of Apple Wood Drive; thence along side right of way S 45°29'17"W a distance of 328.97" to a ½" rebar set; thence, leaving said right of way, proceed N 60°44'12" W a distance of 136.82 to a ½" rebar set; thence N 00°25'14"E a distance of 441.79' to a gear in place; thence N 00°21'42"E a distance of 30.07", back to the point of beginning.

The above described property being a part of Lot 16 and all of Lot 17, 18 & 19 of the Theo Sparks Survey of the Town of Vandiver.


20190923000346570 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/23/2019 09:06:32 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Staci Milea Bassett
Mailing Address 361 Riverhead Apartments
Riverside AL 35135

Grantee's Name Pleasant Grove Missionary
Mailing Address Church
40 Applewood Dr
Vandiver, AL 35176

Property Address Vacant
Vandiver, AL 35176

Date of Sale 9-18-19
Total Purchase Price \$ _____
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
☐ Sales Contract
☐ 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 9-18-19

Print Staci Milea Bassett

☐ Unattested

Sign Staci Milea Bassett

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190923000346570 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
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Form RT-1