

This instrument was prepared by:

David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:

J. Danny Stone  
2530 Queenstown Road  
Birmingham, Alabama 35210

## **WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Frank Brannon, Roland Brasher, Jamie Crosson, Richard Howard, Harold Isbell, William McLaughlin, and Jared Watson, constituting the Local Board of Trustees of the Church of God at Vandiver, Shelby County, Alabama**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**J. Danny Stone**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**see Exhibit "A" attached hereto**


Subject to: (1) 2020 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;


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

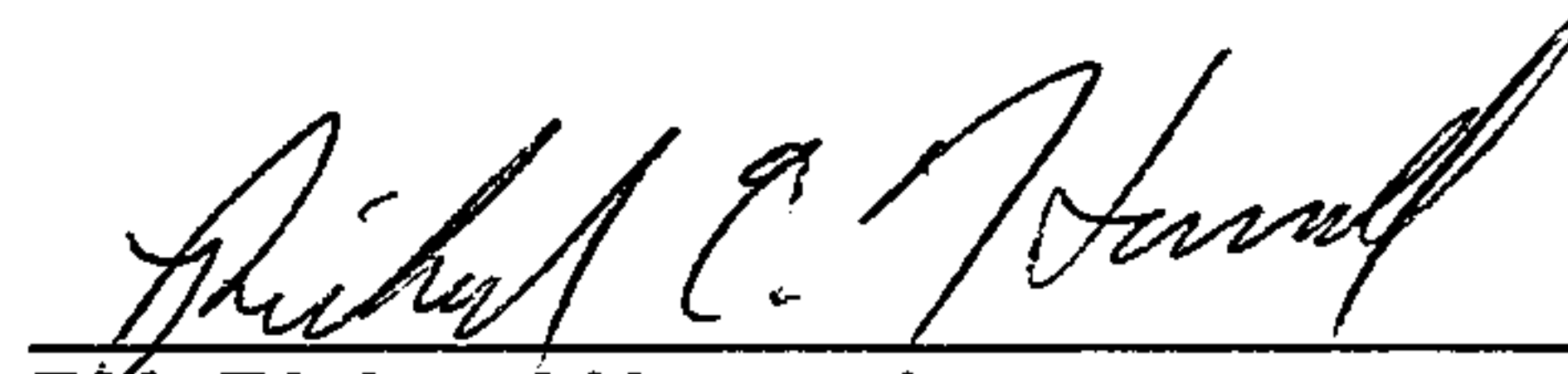
IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **21st day** of November, 2019.


Church of God at Vandiver, Shelby County, Alabama

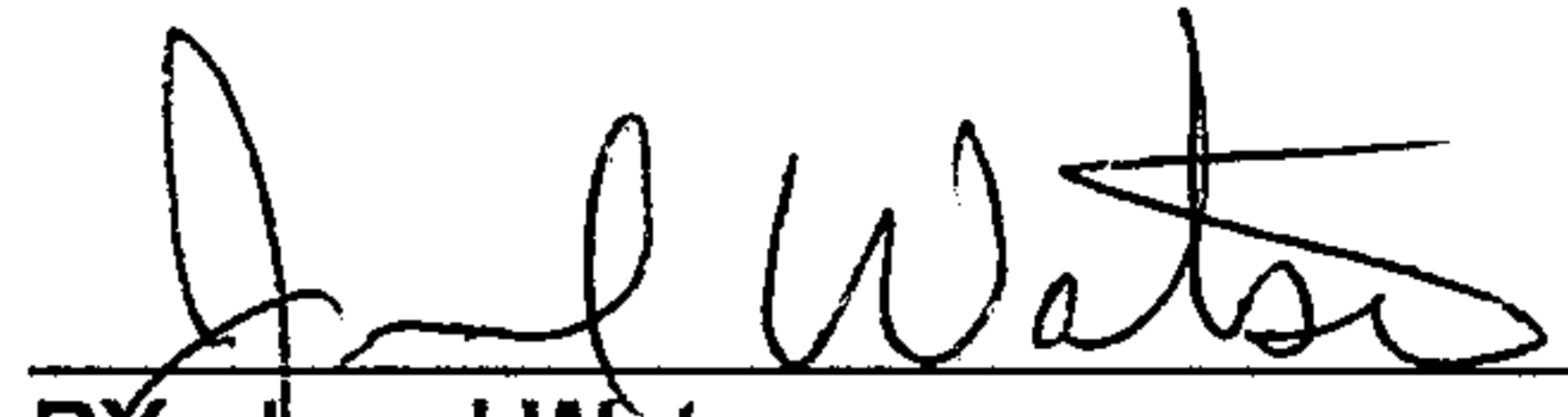
 (Seal)  
BY: Frank Brannon  
ITS: Trustee

 (Seal)  
Roland Brasher  
ITS: Trustee

 (Seal)  
BY: Jamie Crosson  
ITS: Trustee

 (Seal)  
BY: Richard Howard  
ITS: Trustee

 (Seal)  
BY: Harold Isbell  
ITS: Trustee

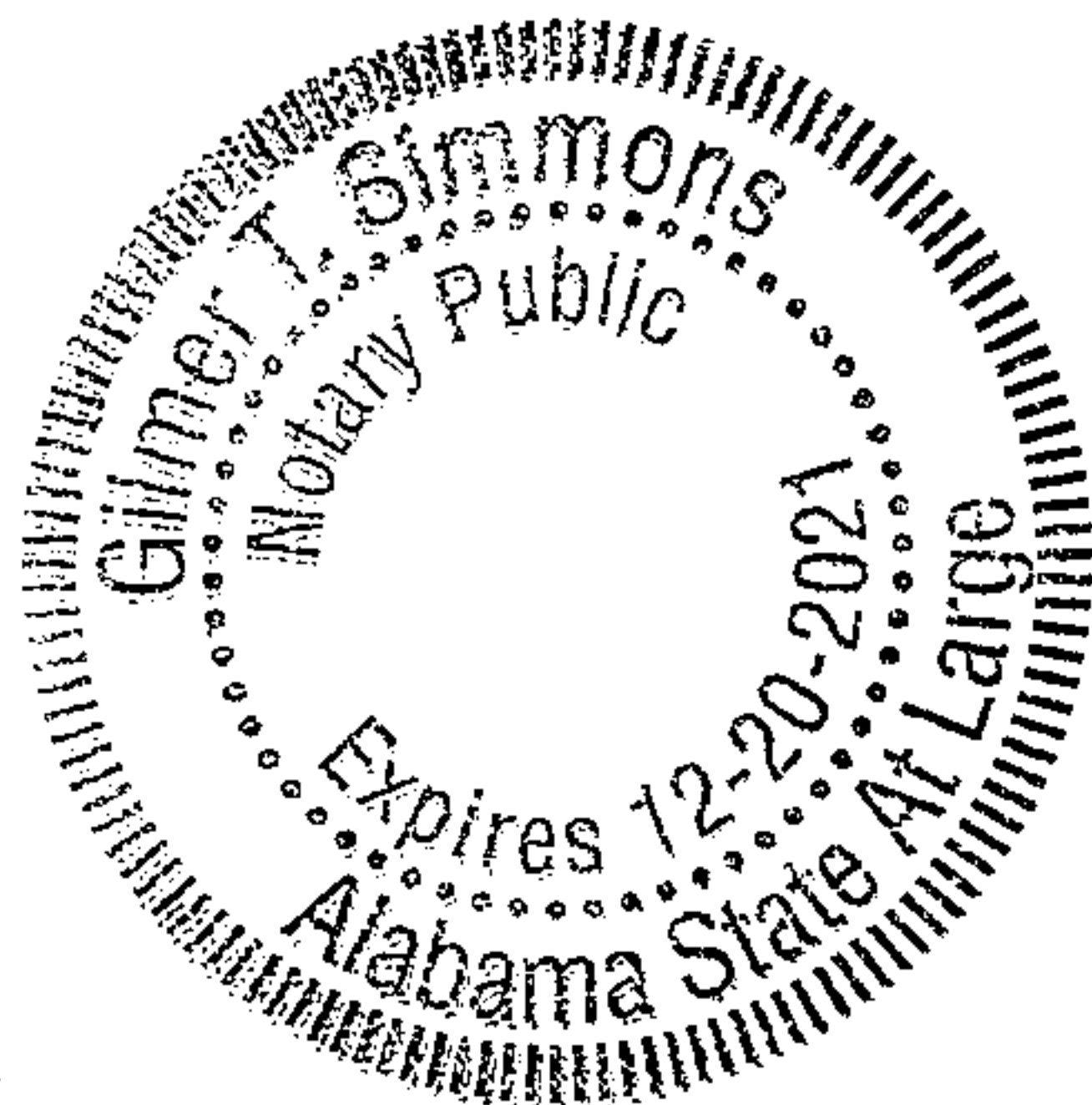
 (Seal)  
BY: Jared Watson  
ITS: Trustee

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Frank Brannon, Roland Brasher, Jamie Crosson, Richard Howard, Harold Isbell, and Jared Watson**, as **Trustees** of the **Church of God at Vandiver, Shelby County, Alabama**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Trustees**, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **21st day of November, 2019**.

  
Notary Public: Gilmer T. Simmons  
My Commission Expires: 12/20/2021



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

20 day of November, 2019.

Church of God at Vandiver, Shelby County, Alabama

William A McLaughlin (seal)  
BY: William McLaughlin  
ITS: Trustee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **William McLaughlin as Trustee of Church of God at Vandiver, Shelby County, Alabama** 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 and with full authority as such **Trustee**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of November, 2019.

Lilla Jean Postridge  
Notary Public

My Commission Expires: October 27, 2021



Begin at the intersection of the West right-of-way line of County Highway No. 50 and North right-of-way line of County Highway No. 43 and run thence in a Northerly direction along the West right-of-way line of said County Highway No. 50 a distance of 160 feet; thence run Westerly and parallel with the North right-of-way line of said County Highway No. 43 a distance of 273.0 feet; thence run Southerly and parallel with the West right-of-way line of said County Highway No. 50 a distance of 160 feet to the North right-of-way line of said County Highway No. 43; thence run Easterly along the North right-of-way line of said County Road No. 43 a distance of 273.0 feet to the point of beginning; being situated in the S 1/2 of the SE 1/4 of NW 1/4 of Section 12, Township 18, Range 1 East.



**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Church of God at Vandiver, Shelby County, Alabama**Mailing Address: **13479 Highway 43  
Vandiver, Alabama, 35176**Date of Sale: **November 21st, 2019**Property Address: **13479 Highway 43  
Vandiver, Alabama, 35176**Total Purchase Price: **\$115,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value:

Grantee Name: **J. Danny Stone**

\$ \_\_\_\_\_

Mailing Address: **2530 Greentown Rd.  
Birmingham AL 35210**

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 Section 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 Section 40-22-1 (h).Date: **November 21st, 2019** Print: **Glenn T. Sinman**☐ Unattested

(verified by)

Sign: **Glenn T. Sinman**

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/27/2019 11:20:10 AM  
 \$155.00 CHARITY  
 20191127000441760

*Allen S. Bayl*