

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-26369

Send Tax Notice To: Waypoint Holdings, LLC
206 Rockridge Ave
Trussville, AL 35173

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ATCHISON LIVING TRUST, DATED JULY 16, 2013 AND ANY AMENDMENTS THERETO**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Waypoint Holdings, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$300,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of July, 2020.

LEWIS E. ATCHISON, SR. AND SARAH H.
ATCHISON, TRUSTEES, OR THEIR
SUCCESSORS IN TRUST, UNDER THE
ATCHISON LIVING TRUST, DATED JULY 16, 2013
AND ANY AMENDMENTS THERETO


By Lewis E Atchison Sr.
Trustee


By Sarah H Atchison
Trustee

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ATCHISON LIVING TRUST, DATED JULY 16, 2013 AND ANY AMENDMENTS THERETO, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2020.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

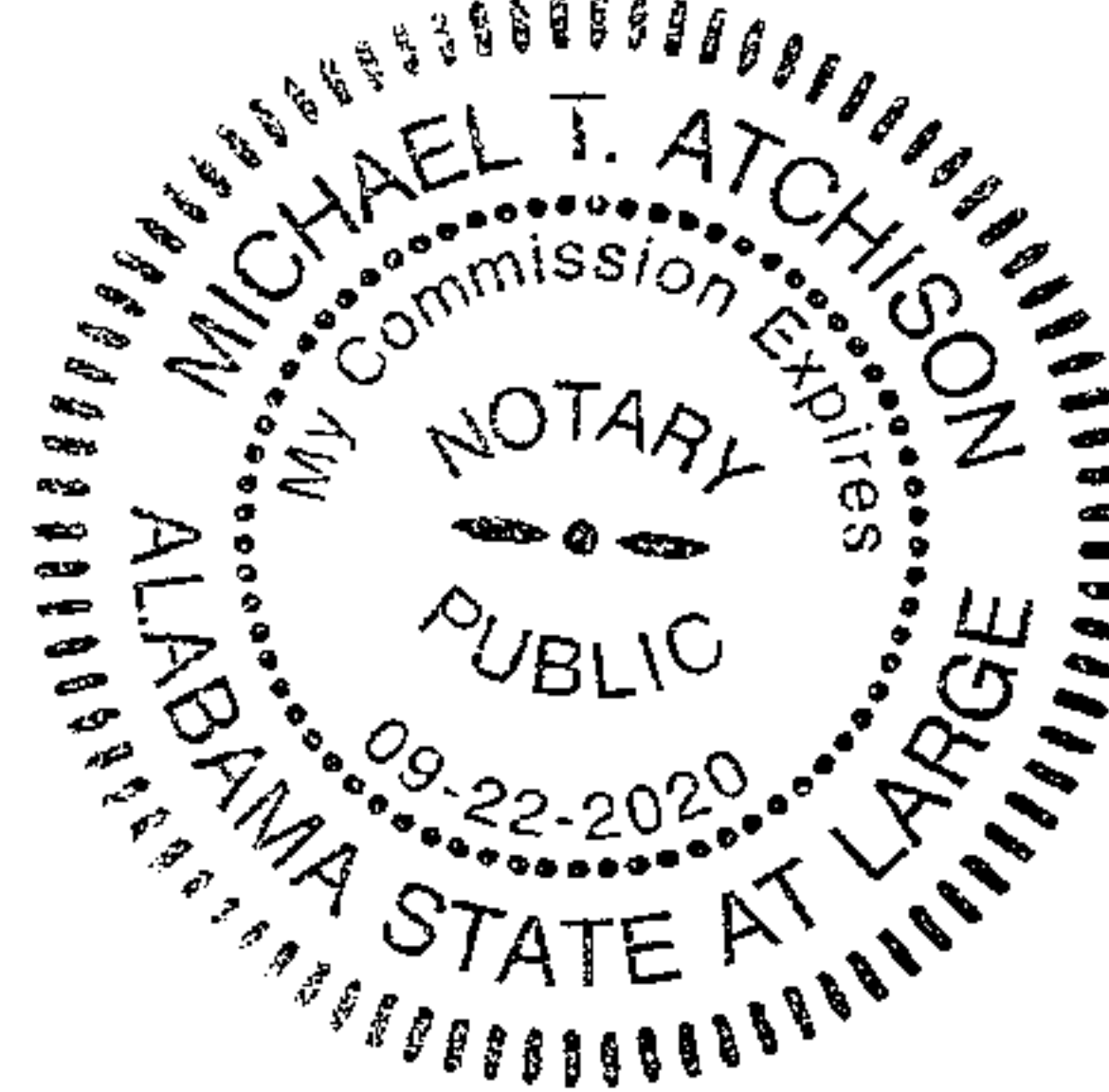


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 25, Township 21 South, Range 1 West; thence run easterly 30.00 feet to the Point of Beginning; thence continue along the last described course 357.23 feet; thence 97 degrees 44 minutes 38 seconds right run southerly 204.88 feet; thence 81 degrees 21 minutes 33 seconds right run westerly 327.57 feet; thence 98 degrees 32 minutes 06 seconds right run northerly 210.00 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS# 12945, dated November 1, 1996.

Real Estate Sales Validation Form

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

Grantor's Name	LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ATCHISON LIVING TRUST, DATED JULY 16, 2013 AND ANY AMENDMENTS THERETO	Grantee's Name	Waypoint Holdings, LLC
Mailing Address		Mailing Address	206 Rockridge Ave
			Trussville, AL 35173
Property Address	108 Meyer St. Columbiana, AL 35051	Date of Sale	July 31, 2020
		Total Purchase Price	\$400,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 July 27, 2020

Print LEWIS E. ATCHISON, SR. AND SARAH H.

ATCHISON, TRUSTEES, OR THEIR
SUCCESSORS IN TRUST, UNDER THE
ATCHISON LIVING TRUST, DATED JULY 16, 2013
AND ANY AMENDMENTS THERETO

Unattested

(verified by)

Sign

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 08:15:23 AM
\$134.00 CHERRY
20200803000324890

Alicia S. Bayl