

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:
Debbie Bass
PO Box 642
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Three Thousand Dollars **and NO/00 (\$243,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bass & Associates, Inc. (herein referred to as *Grantors*)**, grant, bargain, sell and convey unto, **Debbie Bass (herein referred to as *Grantee*)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

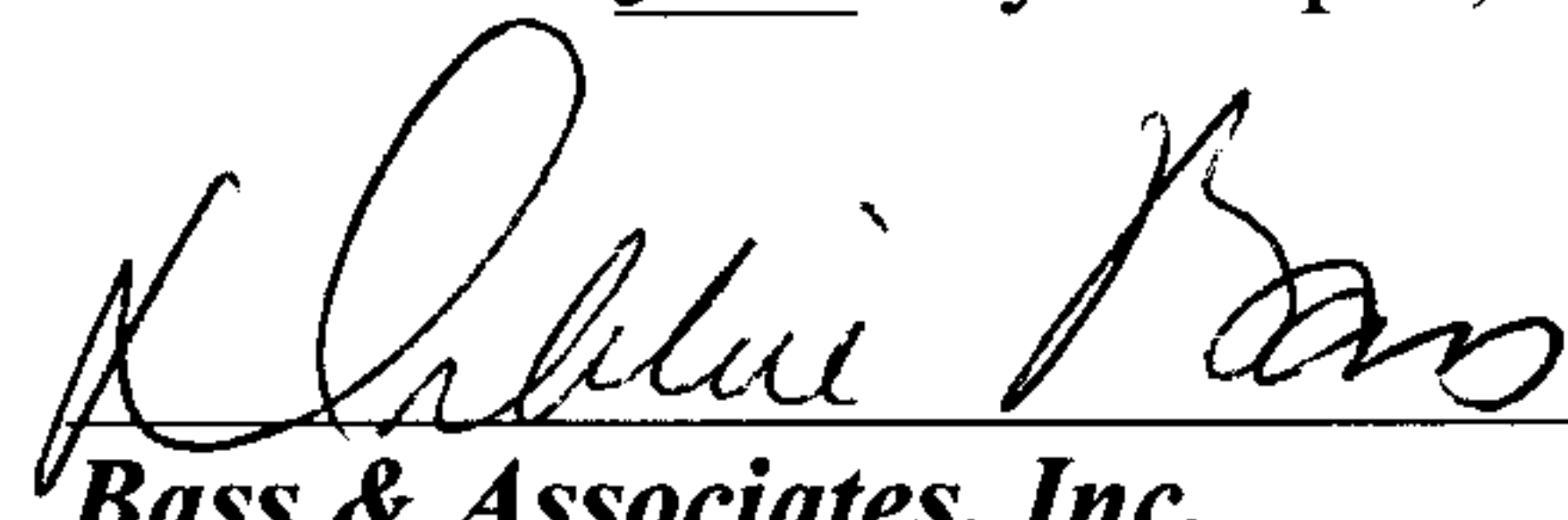
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

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 25th day of April, 2013.

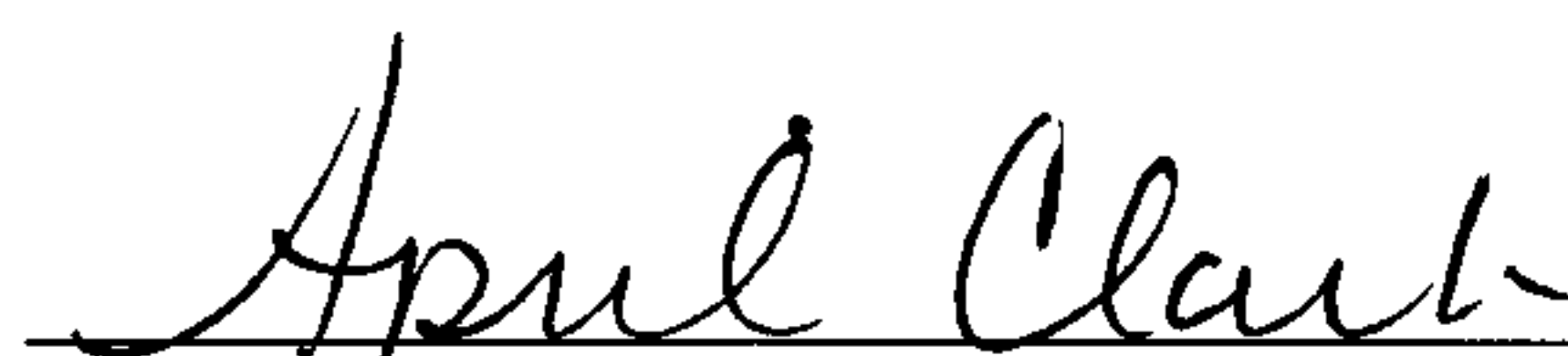


Bass & Associates, Inc.
By: Debbie Bass, Vice President

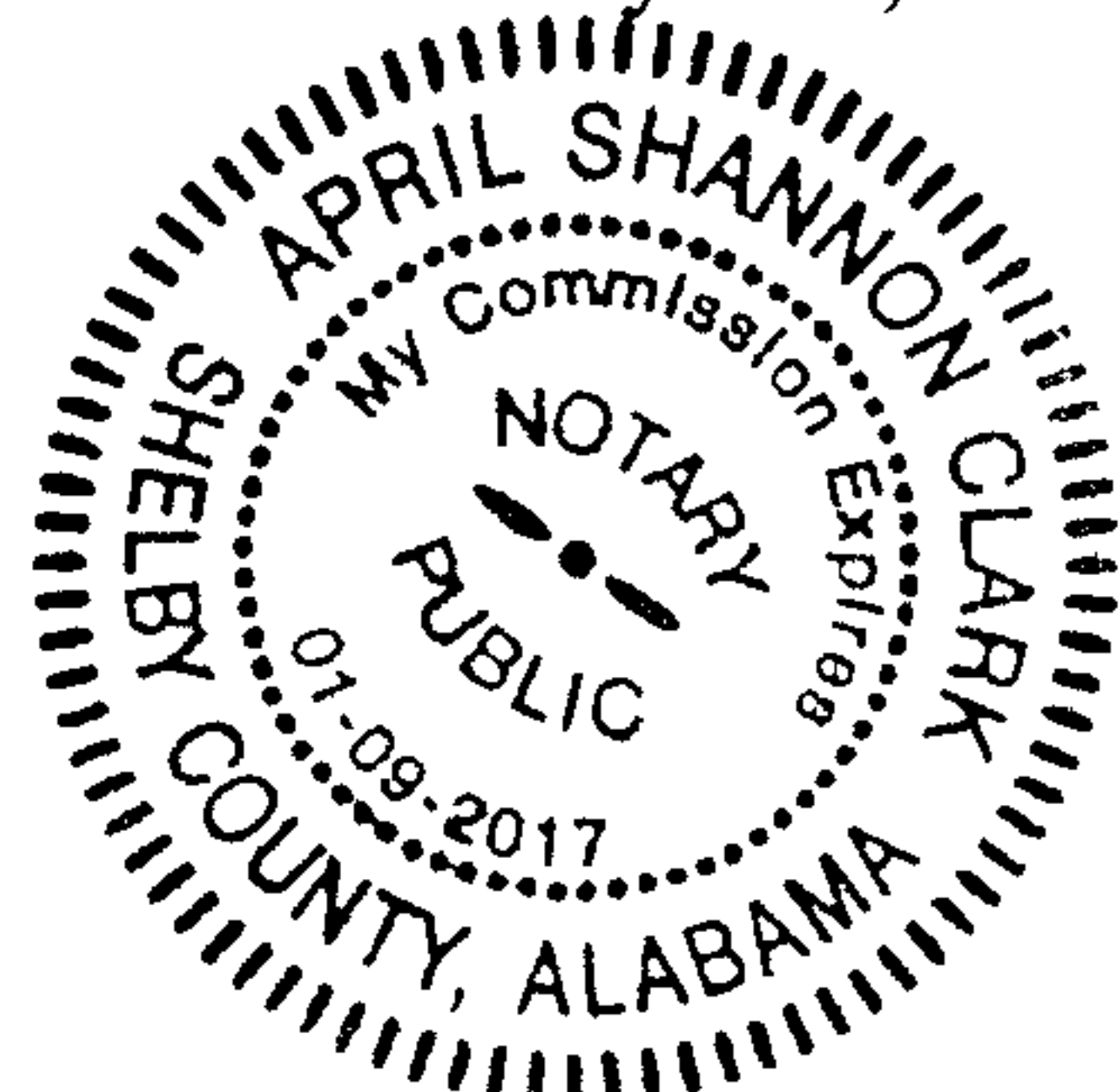
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Debbie Bass as Vice President of Bass & Associates, Inc.**, 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 25th day of April, 2013.



Notary Public
My Commission Expires: 1-9-17



Shelby County, AL 05/03/2013
State of Alabama
Deed Tax: \$243.00


20130503000182950 1/3 \$261.00
Shelby Cnty Judge of Probate, AL
05/03/2013 02:53:07 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

Begin at the Southeast corner of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence Northerly along the East boundary of said Section 374.31 feet to the point of beginning; thence continue Northerly 3 degrees 30 minutes West for 128.19 feet; thence left South 85 degrees 26 minutes West for 200 feet; thence left South 3 degrees 15 minutes East for 114.40 feet; thence left South 89 degrees 23 minutes West for 200.71 feet to the point of beginning. Said property is a part of Lot 1, Block 1, according to the survey of Pine Grove Camp as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.

Also, begin at the Southeast corner of Section 12, Township 24 North, Range 15 East; thence run North 3 degrees 30 minutes West 500.50 feet to a point; thence run South 85 degrees 26 minutes West 200 feet to the point of beginning of the land herein conveyed; thence continue South 85 degrees 26 minutes West a distance of 100 feet to a point; thence continue South 5 degrees 59 minutes East to a point of Ocie W. Speer's present lot; thence turn to the left an angle of 84 degrees 38 minutes and run 100 feet to a point; thence turn an angle to the left of 92 degrees 22 minutes and run 114.40 feet to the point of beginning.

TRACT II:

Part of Lot 1, all of Lots 2 and 10, Block 1, according to Pine Grove Camp as recorded in Map Book 4, Page 8, in Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence Northerly along the East boundary of said Section 217.50 feet to the point of beginning, said point also being the Southeast corner of said Lot 10; thence continue Northerly along said East boundary which is also along the East boundary of said Lots 1 and 10 for 154.81 feet; thence left 87 degrees 07 minutes in a Northwesterly direction in part along the South boundary of Pine Street, 300.71 feet to the Northwest corner of said Lot 2; thence left 95 degrees 22 minutes in a Southerly direction along the West boundary of said Lot 2 for 142.00 feet to the Southwest corner of said Lot 2; thence left 82 degrees 04 minutes in a Southeasterly direction along the South boundaries of said Lots 2 and 10 for 295.52 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Flood rights acquired by Alabama Power Company as shown in instrument recorded in Deed Book 237, Page 438, in Probate Office; (3) Transmission Line Permits to Alabama Power Company recorded in Deed Book 212, Page 123; Deed Book 212, Page 124; Deed Book 183, Page 534 and Deed Book 188, Page 542 in Probate Office.

Less and except mining rights and privileges severed by Instrument recorded in Deed Book 49, Page 202, in Probate Office.


20130503000182950 2/3 \$261.00
Shelby Cnty Judge of Probate, AL
05/03/2013 02:53:07 PM 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	Debbie Bass	Grantee's Name	Debbie Bass
Mailing Address	PO Box 642 Shelby AL 35143	Mailing Address	
Property Address	115 Pine St Shelby	Date of Sale	
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessors Market Value \$	243,000.00

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	tax value (2 lots)

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 recording.

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 evidence 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 estimated 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		Print	Debbie Bass
Unattested		Sign	Debbie Bass
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	

