

SEND TAX NOTICE TO:
The Baptist Foundation of Alabama
P. O. Box 241227
Montgomery, AL 36124

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **The Baptist Foundation of Alabama, by J. Rodney Bledsoe, Chief Development Officer, as Personal Representative of the Estate of Helen H. Methvin, deceased**, in the Probate Court of Jefferson County, Alabama, Case Number 215515, with Letters Testamentary being granted to The Baptist Foundation of Alabama, as Personal Representative, on November 15, 2012, and **The Baptist Foundation of Alabama, by J. Rodney Bledsoe, Chief Development Officer, as Trustee of The Helen H. Methvin Revocable Trust, dated March 11, 2009** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The Baptist Foundation of Alabama** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1, Ozley Place, the plat of which is recorded in Map Book 30, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

This is not the homestead of the Grantor.

The above described property is presently titled in the name of "Helen H. Methvin, Trustee, or her successors in trust, under the Methvin Living Trust, dated November 9, 2005 and any amendments thereto." The said Methvin Living Trust dated November 9, 2005 was revoked by the Trustee by instrument dated May 10, 2011, attached hereto as Exhibit "A." According to the terms of said Revocation, any assets remaining in the trust were to be transferred to "The Helen H. Methvin Revocable Trust, dated March 11, 2009, The Alabama Baptist Foundation, Trustee." No instrument of conveyance was executed for the above described real property, however pursuant to the terms of the Revocation, the property held in the Methvin Living Trust dated November 9, 2005, was to be conveyed to "The Helen H. Methvin Revocable Trust, dated March 11, 2009, The Baptist Foundation of Alabama, Trustee."

Helen H. Methvin died on October 28, 2011 and a decedent's estate was opened in the Probate Court of Jefferson County, Alabama, Case Number 215515, with Letters Testamentary being granted to The Baptist Foundation of Alabama, as Personal Representative, on November 15, 2012. According to the Last Will and Testament of the decedent, as admitted to probate, all real property was devised to The Baptist Foundation of Alabama, which would include the above described real property.

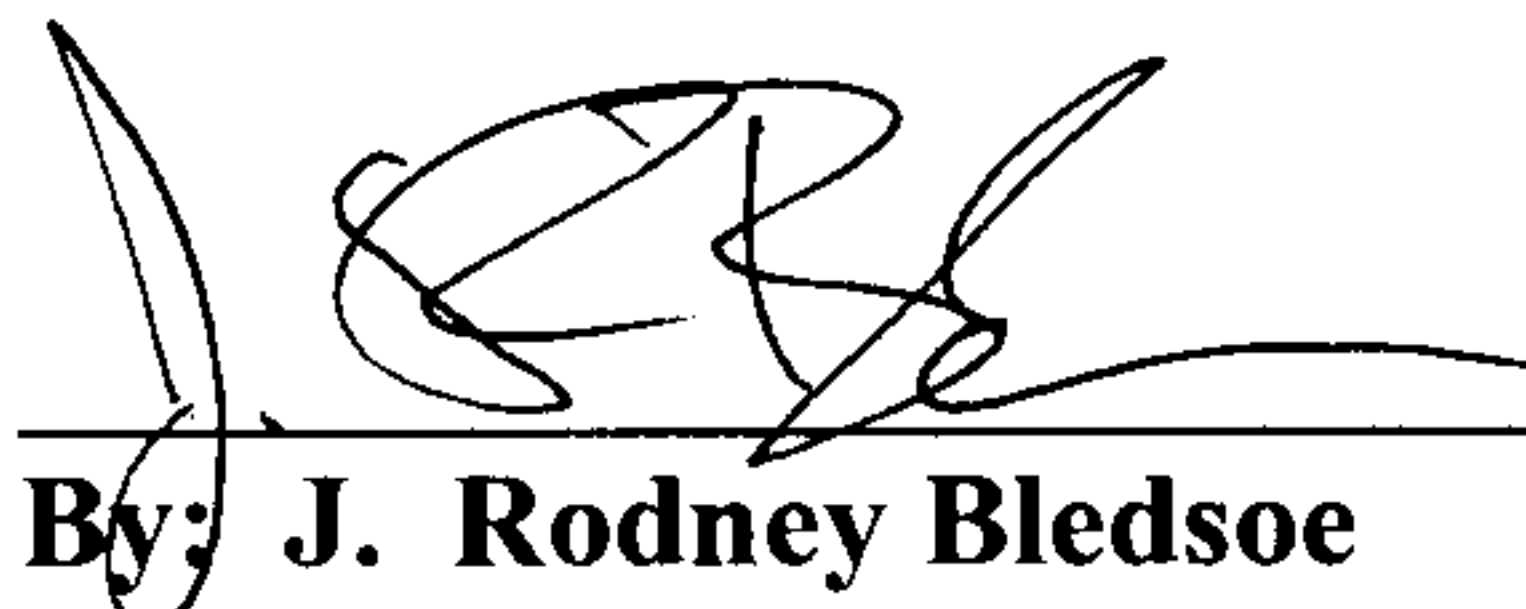
This conveyance is being made by The Baptist Foundation of Alabama, J. Rodney Bledsoe, as Successor Trustee of the decedent, and as Personal Representative of the Estate of Helen H. Methvin, deceased, in the Probate Court of Jefferson County, Alabama, Case Number 215515, with Letters Testamentary being granted to The Baptist Foundation of Alabama, as Personal Representative, on November 15, 2012, to the residuary beneficiary, The Baptist Foundation of Alabama. This conveyance conveys all of the right, title and interest, in the decedent, as specified by the above described instruments.

TO HAVE AND TO HOLD to the said grantee, its heirs and assigns forever.

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

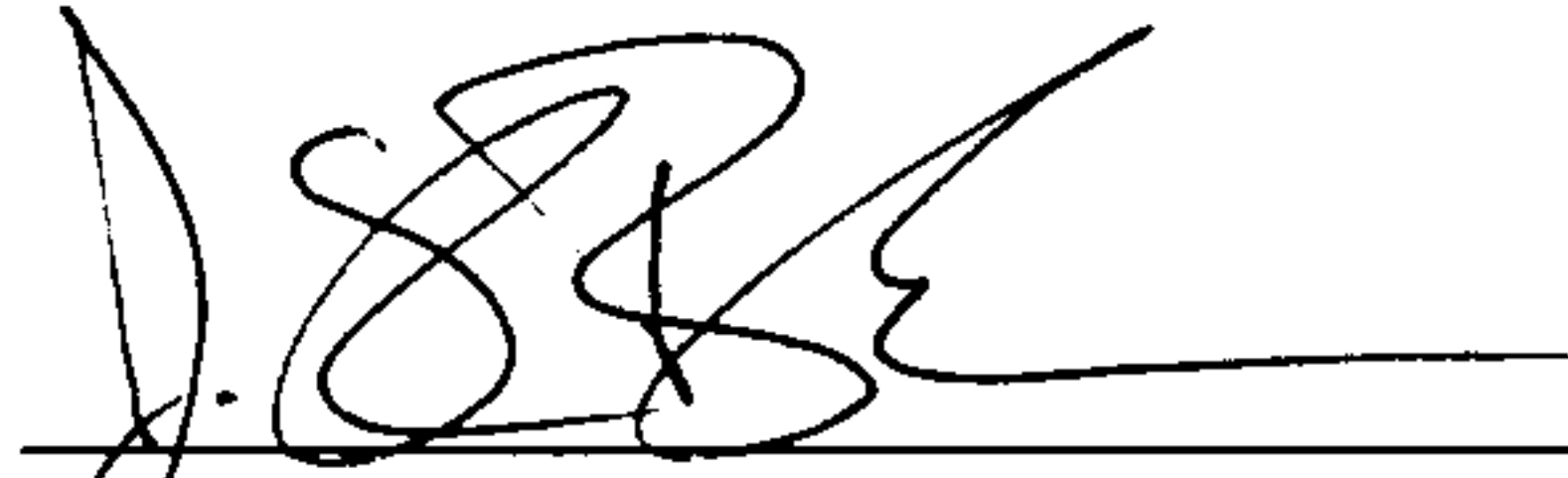
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9 day of June, 2014.

**THE BAPTIST FOUNDATION OF
ALABAMA**



By: **J. Rodney Bledsoe**
Its: **Chief Development Officer, as
Personal Representative of the Estate of
Helen H. Methvin, deceased, in the
Probate Court of Jefferson County,
Alabama, Case Number 215515, with
Letters Testamentary being granted to
The Baptist Foundation of Alabama, as
Personal Representative, on November
15, 2012**

**THE BAPTIST FOUNDATION OF
ALABAMA**



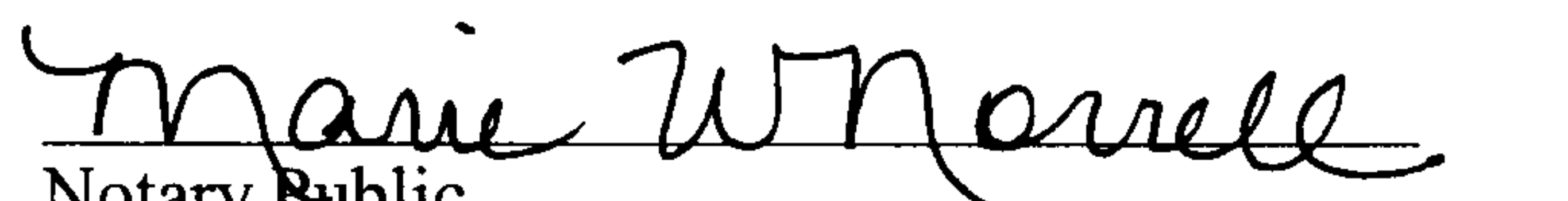
By: **J. Rodney Bledsoe**
Its: **Chief Development Officer, as
Trustee of The Helen H. Methvin
Revocable Trust, dated March 11, 2009**

STATE OF ALABAMA)
MONTGOMERY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Rodney Bledsoe, in his capacity as Chief Development Officer of The Baptist Foundation of Alabama, as Personal Representative of the Estate of Helen H. Methvin, deceased, in the Probate Court of Jefferson County, Alabama, Case Number 215515, with Letters Testamentary being granted to The Baptist Foundation of Alabama, as Personal Representative, on November 15, 2012, and in his capacity as Chief Development Officer of The Baptist Foundation of Alabama, as Trustee of The Helen H. Methvin Revocable Trust dated March 11, 2009, with full authority, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of June, 2014.


Notary Public
Print Name: MARIE W NORRELL
My Commission Expires: 5-12-18



Real Estate Sales Validation Form

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

The Baptist Foundation of Ala. as

Grantor's Name Personal Representative and Trustee
Mailing Address of the Estate of Helen H.
Methvin, deceased

Grantee's Name The Baptist Foundation of Alabama
Mailing Address P. O. Box 241227
Montgomery, AL 36124

Property Address _____

Date of Sale 6.9.14

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 67,860.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Tax Assessor's Notice

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 _____

Print A. Eric Johnston

____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20140612000177400 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/12/2014 10:18:42 AM FILED/CERT