

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Lindsey, Inc.
419 Meadowlark Place
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **DEBBIE JEAN BASS, individually, an unmarried woman, and DEBBIE JEAN BASS as Personal Representative of the ESTATE OF ROGER DALE BASS, JR., deceased, Probate Case No. 2002-470** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **LINDSEY, INC.** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.


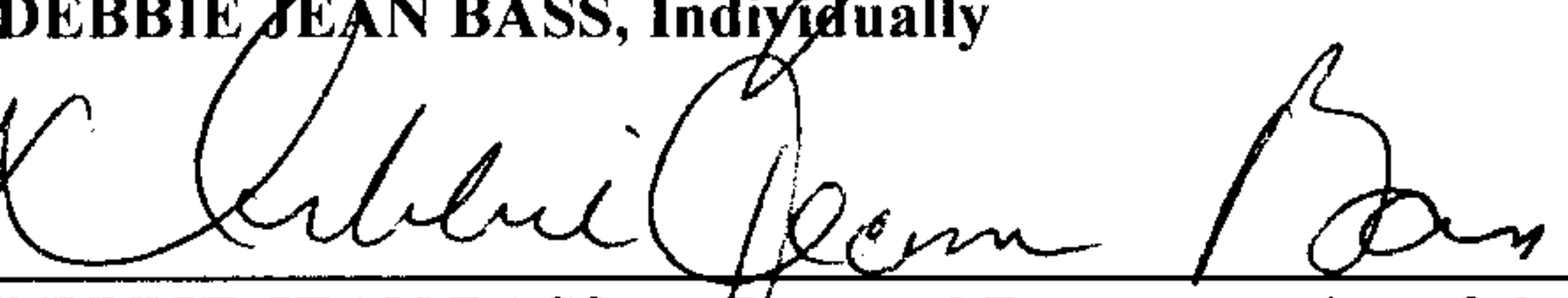
\$15,000.00 of the above-recited purchase price was paid in cash.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 14th day of July, 2014.


DEBBIE JEAN BASS, Individually

DEBBIE JEAN BASS, as Personal Representative of the ESTATE OF ROGER DALE BASS, JR., deceased, Probate Case No. 2002-470

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DEBBIE JEAN BASS, individually and as Personal Representative of the ESTATE OF ROGER DALE BASS, JR., deceased, Probate Case No. 2002-470**, 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 instrument, she, individually and as said Personal Representative, executed the same voluntarily and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of July, 2014.

NOTARY PUBLIC
My commission expires:

MALCOLM S. MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-15-14

Exhibit A, Legal Description

Lot 62, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of 3rd Avenue East and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 3rd Avenue East for 272.44 feet to the point of beginning; thence 89 degrees, 58 minutes, 33 seconds right and run Northeasterly for 133.00 feet; thence 98 degrees, 42, minutes, 38 seconds left and Southwesterly for 119.78 feet to a point on the Northeasterly right of way line of the Louisville & Nashville Railroad; thence 94 degrees, 37 minutes, 14 seconds left to chord of a curve to the left having a radius of 1860.08 feet; thence southeasterly along the arc of said curve and along said right of way line for 118.02 feet; thence 74 degrees, 45 minutes, 19 seconds left as measured from tangent of aforementioned curve and run southeasterly along said right of way of 3rd Avenue East for 91.19 feet to the point of beginning. Situated in Shelby County, Alabama.

Lot No. 69, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the north right of way line of 3rd Avenue East and the east right of way line of the Louisville & Nashville Railroad, said right of way lines as shown on the Map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of Louisville & Nashville Railroad and along the arc of a curve to the right having a radius of 1860.08 feet for 118.02 feet to the point of beginning; thence 94 degrees, 37 minutes, 14 seconds right as measured from chord of aforementioned curve and run northeasterly for 119.78 feet; thence 34 degrees, 03 minutes, 54 seconds left and run northeasterly for 108.98 feet; thence 119 degrees, 40 minutes, 25 seconds, left and run northwesterly for 102.79 feet; thence 21 degrees, 22 minutes, 49 seconds left and run northwesterly for 120.43 feet to the easterly right of way line of Louisville & Nashville Railroad; thence southwesterly along said right of way line of Louisville & Nashville Railroad and along the arc of a curve to the left having a radius of 1860.08 feet for 112.62 feet to the point of beginning.



20140728000229670 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/28/2014 09:41:40 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 ESTATE OR ROGER DALE BASS,
JR., and DECEASED

Grantee's Name LINDSEY, INC.

Mailing Address ALABASTER, AL 35007

Mailing Address 419 MEADOWLARK PLACE
ALABASTER, AL 35007

Property Address LOTS 62 AND 69
ALABASTER, AL 35007

Date of Sale July 15, 2014

Total Purchase Price \$15,000.00

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)

☐ 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 § 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 15, 2014


Print Malcolm S. McLeod

 Unattested

Judith L. Spivey
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**


20140728000229670 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/28/2014 09:41:40 AM FILED/CERT