

THIS INSTRUMENT PREPARED BY
Gray, Lawrence & Jenkins LLC
2119 3rd Ave North, Ste 201
Birmingham, AL 35205
(205) 208-9595

Send Tax Notice to:
DOMINION EVANGEL EDUCATION MINISTRIES, L.L.C.,
200 Ridge Drive, Pelham,
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars** (\$425,000.00) to the undersigned Grantor, **LIL ANGELS LEARNING CENTER, LLC** (herein referred to as GRANTOR, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **DOMINION EVANGEL EDUCATION MINISTRIES, L.L.C.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Issis Subdivision, as recorded in Map Book 16, Page 70, in the Probate Office of Shelby County, Alabama.

More commonly known as: 200 Ridge Drive, Pelham AL 35124

Subject to:

1. Taxes for the year 2016 and subsequent years which are not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted the City of Pelham recorded in Shelby Real 143, Page 386.
4. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.

The above-described property is NOT the homestead of record of the GRANTOR

\$425,000.00 of the purchase price was paid from a purchase money mortgage loan executed simultaneously herewith.

The Document 20091019000393260 recorded in Shelby County, Alabama on 10/19/2009 granted GRANTOR interest in said property.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 23 day of December, 2015.



Name: James A. Rossetti

It's Member CFO

For: **LIL ANGELS LEARNING CENTER, LLC**

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, James A. Rossetti DBA LIL Angels acting for **LIL ANGELS LEARNING CENTER, LLC**, 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.

Given under my hand and official seal this the 23 day of December, 2015.



Notary Public

My Commission Expires:

JULIE THOMASON

Notary Public, State of Alabama

County of Jefferson

My Commission Expires

January 19, 2018



20160104000002740 2/3 \$445.00

Shelby Cnty Judge of Probate, AL

01/04/2016 03:42:20 PM FILED/CERT

Real Estate Sales Validation Form

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

M. M. Stone, LLC

Grantor's Name 4L ANGELS LEARNING CENTER
Mailing Address 200 Ridge Drive
Pelham AL 35124

Grantee's Name Dominion Evangel Edg
Mailing Address 8777 Helena Road
Pelham, AL 35129

Property Address 200 Ridge Drive
Pelham, AL 35124

Date of Sale 12/23/2015
Total Purchase Price \$ 425,000.00



20160104000002740 3/3 \$445.00
Shelby Cnty Judge of Probate, AL
01/04/2016 03:42:20 PM FILED/CERT

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 12/23/2015

☐ Unattested

(verified by)

Print Craig Lawrence

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1