

This Instrument was Prepared by:

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

Send Tax Notice To: The Branch at Mission Hills, an Alabama
non-profit corporation

1669 Mission Hills Rd
Alabaster AL 35007

File No.: S-16-23239

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Sixty Thousand Five Hundred Dollars and No Cents (\$160,500.00), 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, Wayne Hill and Teresa Hill, Husband and wife, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto The Branch at Mission Hills, an Alabama non-profit corporation, (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 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$128,400.00 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 30th day of September, 2016.

Wayne Hill

Teresa Hill

State of

Alabama

County of

DeKalb

I, Stephanie Proctor, a Notary Public in and for the said County in said State, hereby certify that Wayne Hill and Teresa Hill, 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 30th day of September, 2016.

Notary Public, State of

Alabama

My Commission Expires:

11/1/17



20160928000355560 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
09/28/2016 12:53:36 PM FILED/CERT


Shelby County, AL 09/28/2016
State of Alabama
Deed Tax: \$32.50

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Southwest Quarter Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter said Section 23; thence run North 90 degrees 00 minutes 00 seconds East (an assumed bearing) along the North line of said Quarter Section for a distance of 48.16 feet to a #4 rebar found at the Point of Beginning; thence continue North 90 degrees 00 minutes 00 seconds East along last described course for a distance of 589.31 feet to a #4 rebar found w/ Shackleford cap; thence run South 03 degrees 44 minutes 09 seconds East for a distance of 643.28 feet to a #4 rebar found on the northerly right of way line of Shelby County Road #80; thence run South 86 degrees 26 minutes 56 seconds West along said right of way line for a distance of 13.70 feet to a point on a curve to the left having a radius of 3859.72 feet, a central angle of 6 degrees 40 minutes 36 seconds and a chord bearing of South 83 degrees 01 minute 55 seconds West; thence run southwesterly along the arc of said curve and also along said right of way line for a distance of 449.78 feet to a #4 rebar found; thence run North 13 degrees 48 minutes 19 seconds West for a distance of 718.05 feet to the point of beginning.

According to the survey of Carl Daniel Moore, Reg. L.S. # 12159.


20160928000355560 2/3 \$53.50
Shelby Cnty Judge of Probate, AL
09/28/2016 12:53:36 PM FILED/CERT



20160928000355560 3/3 \$53.50
Shelby Cnty Judge of Probate, AL
09/28/2016 12:53:36 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	<u>Wayne Hill</u> <u>Teresa Hill</u>	Grantee's Name	<u>The Branch at Mission Hills, an</u> <u>Alabama non-profit corporation</u>
Mailing Address	<u>1516 Sullivan Rd</u> <u>Fort Payne AL 35968</u>	Mailing Address	<u>1669 Mission Hills Rd</u> <u>Alabaster AL 35007</u>
Property Address	<u>1669 Mission Hills Road</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>September 30, 2016</u>
		Total Purchase Price	<u>\$160,500.00</u>
		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 September 21, 2016

☐ Unattested

(verified by)

Print Wayne Hill

Sign

Wayne Hill
(Grantor/Grantee/Owner/Agent) circle one