


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

**WARRANTY DEED**

Shelby County, AL 02/08/2017  
State of Alabama  
Deed Tax: \$107.50

  
20170208000047960 1/3 \$128.50  
Shelby Cnty Judge of Probate, AL  
02/08/2017 11:41:30 AM FILED/CERT

**STATE OF ALABAMA**

**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Charles R. Caffey, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto New Life Outreach Ministry, an Alabama unincorporated nonprofit association (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 of the Caffey Survey as shown by map recorded in Map Book 33, page 4, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

A parcel of land located in the SE quarter of the SW quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, commencing at the SE corner of said quarter-quarter section and run N 00 deg. 19 min. 06 sec. W along the east line of said quarter-quarter section a distance of 335.00 feet to a set rebar corner and the point of beginning of the property being described; thence run N 89 deg. 16 min. 35 sec. W a distance of 350.00 feet to set rebar corner; thence run N 00 deg. 36 min. 32 sec. W a distance of 205.03 feet to a set rebar corner; thence run S 81 deg. 56 min. 07 sec. E a distance of 80.60 feet to a set rebar corner; thence run N 17 deg. 20 min. 26 sec. E a distance of 130.73 feet to a set rebar corner in a public dirt road; thence run S 89 deg. 16 min. 35 sec. E a distance of 231.60 feet to a found crimped pipe corner on the east line of said SE quarter of the SW quarter; thence run S 00 deg. 19 min. 06 sec. E along said quarter-quarter line a distance of 315.00 feet to the point of beginning, containing 2.26 acres, more or less and except any part of the right of way of the public dirt road.

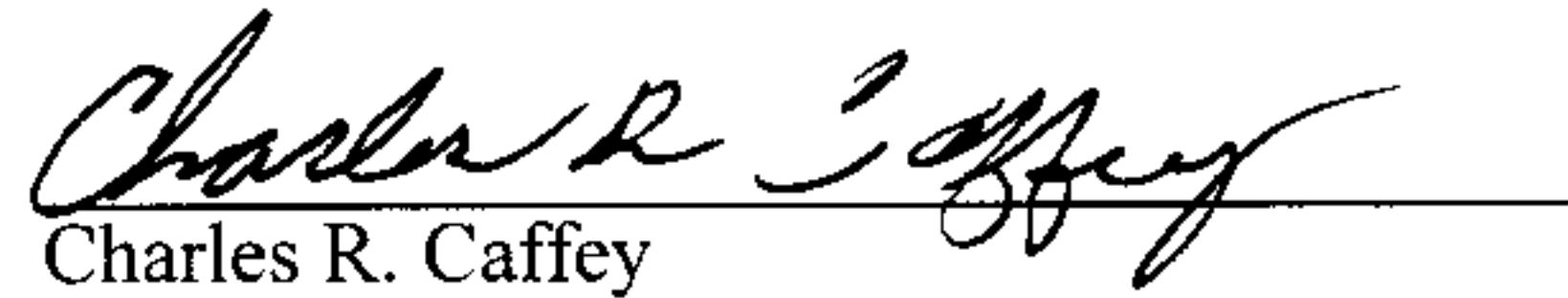
The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

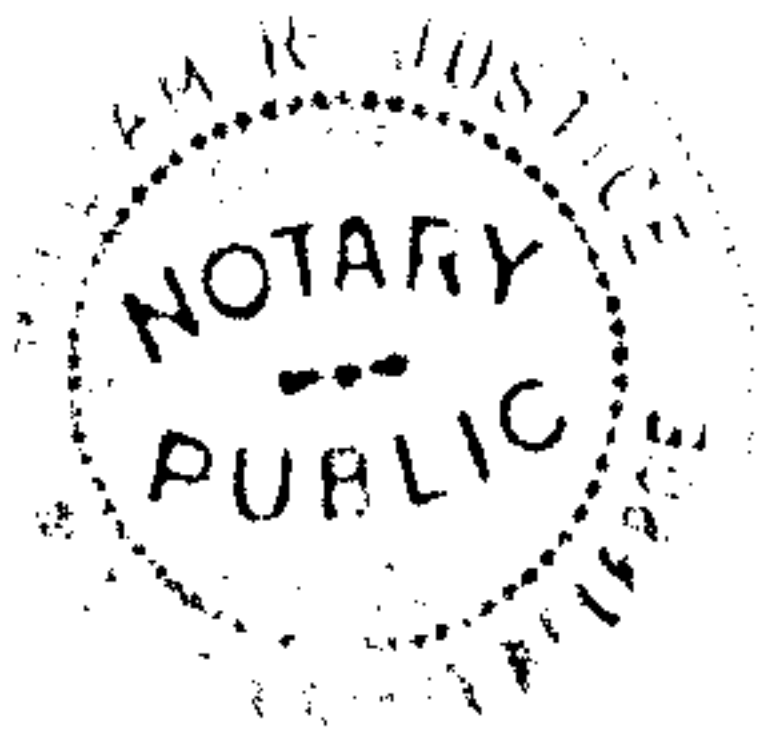
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 24th day of January, 2017.

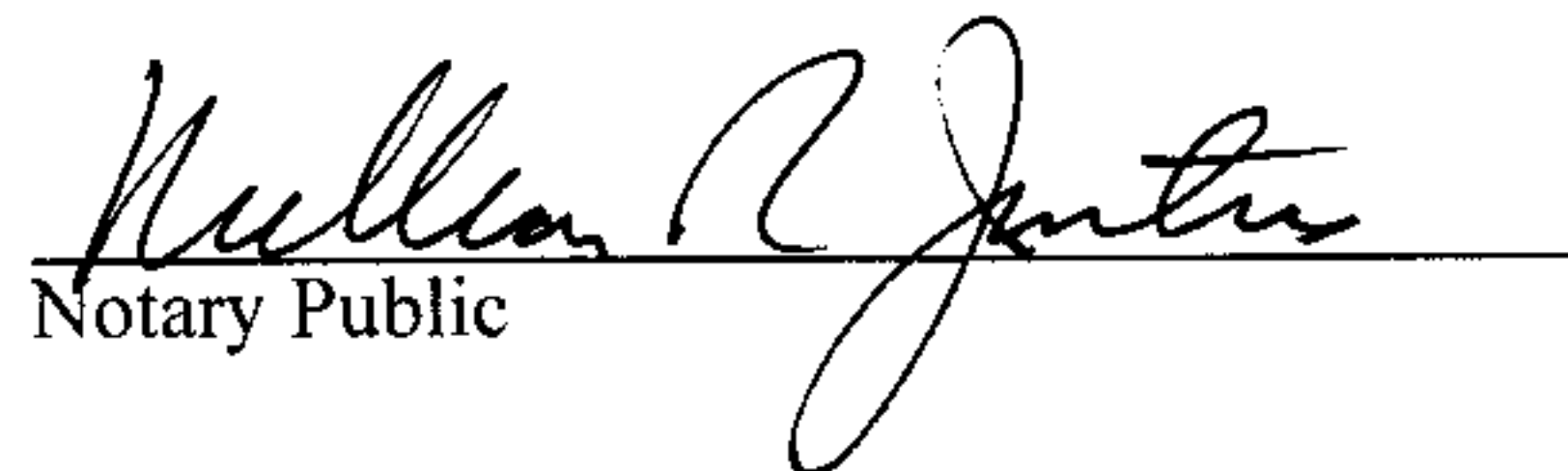
  
Charles R. Caffey


STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Caffey, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2017.



  
Notary Public

  
20170208000047960 2/3 \$128.50  
Shelby Cnty Judge of Probate, AL  
02/08/2017 11:41:30 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 Charles R. Caffey  
Mailing Address P.O. Box 106  
Alabaster, AL 35007

Grantee's Name New Life Outreach Ministry  
Mailing Address P.O. Box 106  
Alabaster, AL 35007

Property Address 142 4th Ave. N.E.  
Alabaster, AL 35007

Date of Sale 1/24/17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 107,440

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

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 1/24/17

Print Charles R. Caffey

☐ Unattested

Sign Charles R. Caffey  
(Grantor/Grantee/Owner/Agent) circle one

verified by)