

This Instrument was Prepared by:
Local Board of Trustees of the Church of
God at Vandiver
PO Box 39
Vandiver, AL 35176

Send Tax Notice To: Dennis Brasher
Arthur Cline
Joseph Stange
13279 Highway 43
Vandiver, AL 35176

5⁹⁵ 28⁰⁰
80⁰⁰
108⁰⁰

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, **Local Board of Trustees of the Church Of God at Vandiver** (herein referred to as Grantor), 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 **Dennis Brasher, Arthur Cline, and Joseph Stange** (herein referred to as Grantee), the following described real estate, situated in Shelby, County, Alabama to wit;

Begin at the SW corner of the SW 1/4 of NE 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama for a point of beginning, from said corner measure North along the quarter section line 210 feet, thence 90 degrees E 210 feet, thence 90 degrees South 210 feet, thence 90 degrees West 210 feet, back to the Point of Beginning.

A lot fifty (50) feet wide by one hundred forty (140) feet deep, more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4, Section 12, Township 18 South, Range 1 East; thence run North along the West line of said SW 1/4 of the NE 1/4 a distance of 210.00 feet to the point of beginning; thence continue North along the said West line of 1/4 - 1/4 Section a distance of 50.00 feet; thence turn an angle of 90 degrees 02 minutes 15 seconds to the right and run a distance of 140.00 feet; thence turn an angle of 89 degrees 57 minutes 45 seconds to the right and run a distance of 50.00 feet; thence turn an angle of 90 degrees 02 minutes to the right and run a distance of 140.00 feet to the Point of Beginning. Situated in the SW 1/4 of the NE 1/4 of Section 12, Township 18 South, Range 1 East, Huntsville Meridian.

LESS & EXCEPT: All that portion of the following described property lying South of the South right of way line of Shelby County Highway No. 43:

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama for a Point of Beginning; from said corner measure North along the quarter section line 210 feet; thence 90 degrees East 210 feet, thence 90 degrees South 210 feet, thence 90 degrees West 210 feet back to the Point of Beginning.

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 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; 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, the said Grantor, by its Local Board of Trustees, who are authorized to execute this conveyance and with full authority, have hereto set its signature and seal, this the 17th day of February, 2017.

Bishop David Houston
Bishop David Houston

Johnny Rich
Johnny Rich, Trustee

Alvin McLaughlin
Alvin McLaughlin, Trustee

Harold Isbell
Harold Isbell, Trustee

Richard Howard
Richard Howard, Trustee

Roland Brasher
Roland Brasher, Trustee

Jared Watson
Jared Watson, Trustee

Joseph Stange
Joseph Stange, Trustee

20170224000064970 1/5 \$108.00
Shelby Cnty Judge of Probate, AL
02/24/2017 10:43:19 AM FILED/CERT

Shelby County, AL 02/24/2017
State of Alabama
Deed Tax: \$80.00

State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson a Notary Public in and for the said County, in said State, hereby certify that Bishop David Houston 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires:

10/28/19

State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson a Notary Public in and for the said County, in said State, hereby certify that Johnny Rich, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires:

10/28/19

State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson a Notary Public in and for the said County, in said State, hereby certify that Alvin McLaughlin, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires:

10/28/19



20170224000064970 2/5 \$108.00
Shelby Cnty Judge of Probate, AL
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State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson, a Notary Public in and for the said County, in said State, hereby certify that Harold Isbell, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires:

10/28/19

State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson, a Notary Public in and for the said County, in said State, hereby certify that Richard Howard, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires:

10/28/19

State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson, a Notary Public in and for the said County, in said State, hereby certify that Roland Brasher, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires:

10/28/19

20170224000064970 3/5 \$108.00
Shelby Cnty Judge of Probate, AL
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State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson, a Notary Public in and for the said County, in said State, hereby certify that Jared Watson, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires: 10/28/19

State of Alabama

} General Acknowledgment

County of Shelby

I, Ray Alverson, a Notary Public in and for the said County, in said State, hereby certify that Joseph Stange, Trustee 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, in such capacity and with full authority, executed the same voluntarily for Local Board of Trustees of the Church of God at Vandiver on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.

Notary Public

My Commission Expires: 10/28/19

20170224000064970 4/5 \$108.00
Shelby Cnty Judge of Probate: AL
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Real Estate Sales Validation Form

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

Grantor's Name Local Board of Trustees of the
Church Of God at Vandiver

Grantee's Name Dennis Brasher
Arthur Cline
Joseph Stange

Mailing Address PO BOX 39
Vandiver, AL 35176

Mailing Address 13279 Hwy 43
Vandiver AL 35176

Property Address 13279 Highway 43
Vandiver, AL 35176

Date of Sale February 17, 2017
Total Purchase Price \$80,000.00

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
☐ 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 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 February 17, 2017

Print Jessica C Pugh

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1