

This Instrument was Prepared by:

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

Send Tax Notice To: Richard Cashio
P.O. Box 464
Wilsonville, AL 35186

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Sixty Four Thousand Five Hundred Dollars and No Cents (\$364,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **THE BAPTIST FOUNDATION OF ALABAMA AS TRUSTEE OF TRUST DATED AUGUST 28, 1987 (AS TO PART, 90%) The Baptist Foundation of Alabama, an Alabama non-profit corporation (AS TO PART, 10%) (AS TO TRACT 1) and The Baptist Foundation of Alabama (as to Tract 2)**, (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 **Richard Cashio**, (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

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April, 2018.

Shelby County, AL 04/20/2018
State of Alabama
Deed Tax: \$364.50

THE BAPTIST FOUNDATION OF ALABAMA AS
TRUSTEE OF TRUST DATED AUGUST 28, 1987
(AS TO PART, 90%) THE BAPTIST FOUNDATION
OF ALABAMA, AN ALABAMA NON-PROFIT
CORPORATION (AS TO PART, 10%)


By Barry Bledsoe
President

State of Alabama
County of Montgomery

I, John E. Ashworth, a Notary Public in and for said County in said State, hereby certify that Barry Bledsoe as President of THE BAPTIST FOUNDATION OF ALABAMA AS TRUSTEE OF TRUST DATED AUGUST 28, 1987 (AS TO PART, 90%) The Baptist Foundation of Alabama, an Alabama non-profit corporation (AS TO PART, 10%) (AS TO TRACT 1) and The Baptist Foundation of Alabama (as to Tract 2) 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of April, 2018.


Notary Public, State of Alabama
My Commission Expires: 10.6.2019


20180420000133800 1/3 \$385.50
Shelby Cnty Judge of Probate, AL
04/20/2018 02:38:07 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

All that part of the following described parcel of land lying West of railroad right of way as described in Real Book 278, Page 75, in Probate Office:
NE 1/4; East Half of SE 1/4; NE 1/4 of NW 1/4; South Half of SW 1/4 of SE 1/4; and the South Half of SE 1/4 of SW 1/4, all in Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

Tract 2:

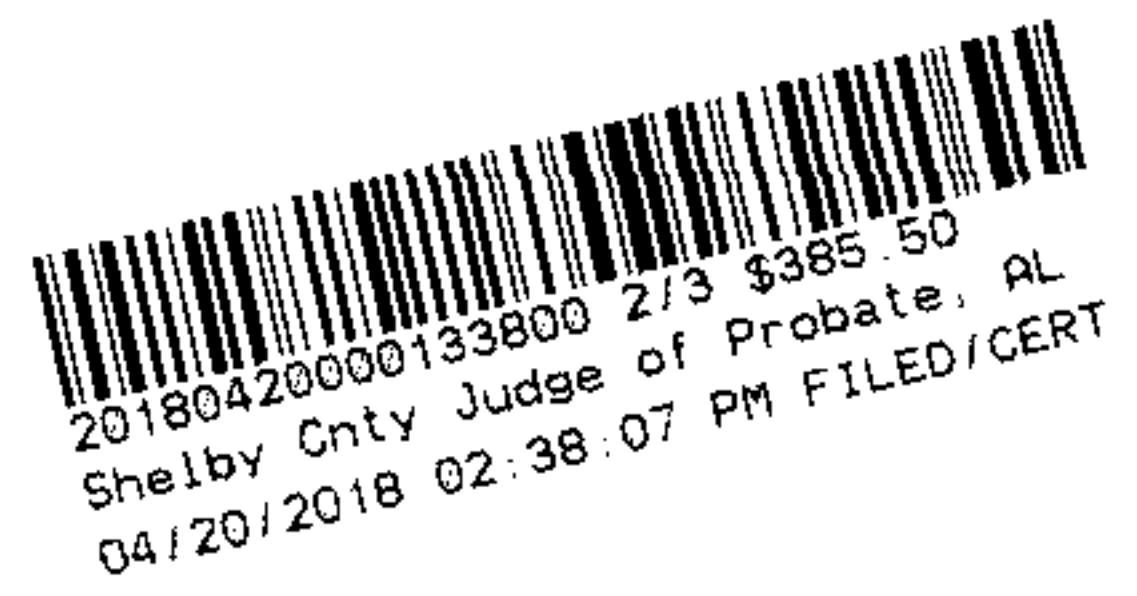
The North Half of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama..

ALSO DESCRIBED AS:

All that part of the following described parcel lying West of railroad right of way as described in Real Book 278, Page 75, situated in the NE 1/4, the East Half of the SE 1/4, and the NE 1/4 of the NW 1/4 and the SE 1/4 of the SW 1/4 and the S 1/2 of SW 1/4 of SE 1/4 of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama, Probate Office, being more particularly described as follows:

Commence at a concrete monument found and locally accepted to be the Northeast corner of said Section 24, thence South 88 degrees 07 minutes 25 seconds West along the North line of said section for a distance of 1914.40 feet to an axle found at the intersection of the North line of said section and the West line of a 400 foot wide railroad right of way, recorded in Deed Book 278, Page 75; thence South 25 degrees 48 minutes 30 seconds East along said West line for a distance of 3389.85 feet to a point on a curve to the right, having a radius of 1262.80 feet, a chord bearing of South 13 degrees 02 minutes 30 seconds East and a chord length of 636.96 feet; thence along the arc of said curve and along said right of way a distance of 643.91 feet to a point; thence continuing along said right of way, South 00 degrees 52 minutes 39 seconds East a distance of 1577.44 feet to a 5/8" rebar set at the intersection of said railroad right of way and the South line of said Section 24; thence South 88 degrees 03 minutes 12 seconds West along said South line for a distance of 1076.57 feet to a 3" capped pipe found; thence continuing along said South line South 88 degrees 06 minutes 00 seconds West for a distance of 1338.18 feet to a 3" capped pipe found; thence continuing along said South line South 88 degrees 08 minutes 21 seconds West for a distance of 1339.30 feet to a 3" capped pipe found; thence leaving said South line, North 02 degrees 08 minutes 26 seconds East for a distance of 1259.59 feet to a concrete monument found; thence North 89 degrees 54 minutes 01 seconds East for a distance of 1360.32 feet to a concrete monument found; thence South 01 degrees 55 minutes 02 seconds East for a distance of 657.19 feet to a pine knot found; thence North 89 degrees 01 minutes 33 seconds East for a distance of 1327.62 feet to a pine knot found; thence North 01 degrees 47 minutes 26 seconds West for a distance of 2015.56 feet to a pine knot found; thence south 89 degrees 20 minutes 39 seconds West for a distance of 1314.75 feet to a concrete monument found; thence 01 degrees 43 minutes 40 seconds West for a distance of 1349.41 feet to an iron pin found; thence South 89 degrees 55 minutes 44 seconds West for a distance of 1318.53 feet to an iron pin found; thence North 01 degrees 04 minutes 04 seconds West for a distance of 1328.72 feet to an iron pin found on the North line of said Section 24; thence North 88 degrees 03 minutes 00 seconds East along said North line for a distance of 2114.36 feet to the POINT OF BEGINNING.

According to the survey of J. Clayton Lynch, dated March 26, 2018.



Real Estate Sales Validation Form

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

Grantor's Name THE BAPTIST FOUNDATION OF
ALABAMA AS TRUSTEE OF TRUST
DATED AUGUST 28, 1987 (AS TO
PART, 90%) The Baptist Foundation
of Alabama, an Alabama non-profit
corporation (AS TO PART, 10%) (AS
TO TRACT 1)
The Baptist Foundation of Alabama
(as to Tract 2)

Mailing Address 7650 Halcyon Summit Drive
Montgomery, AL 36117

Property Address 0 UNKNOWN Hwy.
Wilsonville, AL 35186

Grantee's Name Richard Cashio

Mailing Address P.O. Box 464
Wilsonville, AL 35186

Date of Sale April 18, 2018

Total Purchase Price \$364,500.00

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 4-18-18

MTJ
Verified by

Print Mike T. Atchison
Sign Mike T. Atchison
(Agent)

Form RT-1

20180420000133800 3/3 \$385.50
Shelby Cnty Judge of Probate AL
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