

TITLE NOT EXAMINED

Send Tax Notice to:
Retha B. Vinsant
9008 Bear Creek Rd.
Sterrett, AL 35147

This instrument prepared by:
F.A. Branscomb Beavers, Esq.
BEAVERS LAW FIRM, INC.
4301 Dolly Ridge Road
Birmingham, AL 35243

DEED

To Clear Title

KNOW ALL MEN BY THESE PRESENTS:

In consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jeffory Kyron Vinsant (being one and the same as Jeffrey Kyron Vinsant), James Jerome Musso, II and W. Matthews Grubbs, as Trustees of Bear Creek Church of Christ, an unincorporated religious association, (herein referred to as "Grantor"), do hereby release, remise, quitclaim, and convey unto Retha B. Vinsant (herein referred to as "Grantee"), subject to the matters hereinafter set forth, all of Grantor's interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 29, Township 18 North, Range 1 East; thence run East on the 1/4 - 1/4 line for 584.46 feet to the center of a transmission line; thence left 91°06'25" and along said transmission line for 532.01 feet to the Point of Beginning; thence continue on the same line for 467.14 feet; thence left 139°20'04" for 398.0 feet; thence left 40°39'56" for 167.14 feet; thence left 90°25'06" for 259.36 feet to the Point of Beginning.

Grantor hereby affirms and attests that Grantor has made no dedication of the land, or part thereof, for cemetery or burial purposes, and no public nor private right has been created by any dedication. Grantor hereby confirms and attests that there have been no conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easement therein, and that there are no terms nor provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, that have been agreed to nor that have been made by any conveyances, nor by any other cemetery related instruments. Grantor affirms and attests that there are no outstanding burial rights, whether evidenced of record or not, and that there are no dedications of streets, roads and ways within said land, and that no rights of ingress and egress to and from grave lots, tracts or spaces within said land, have been created.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever.

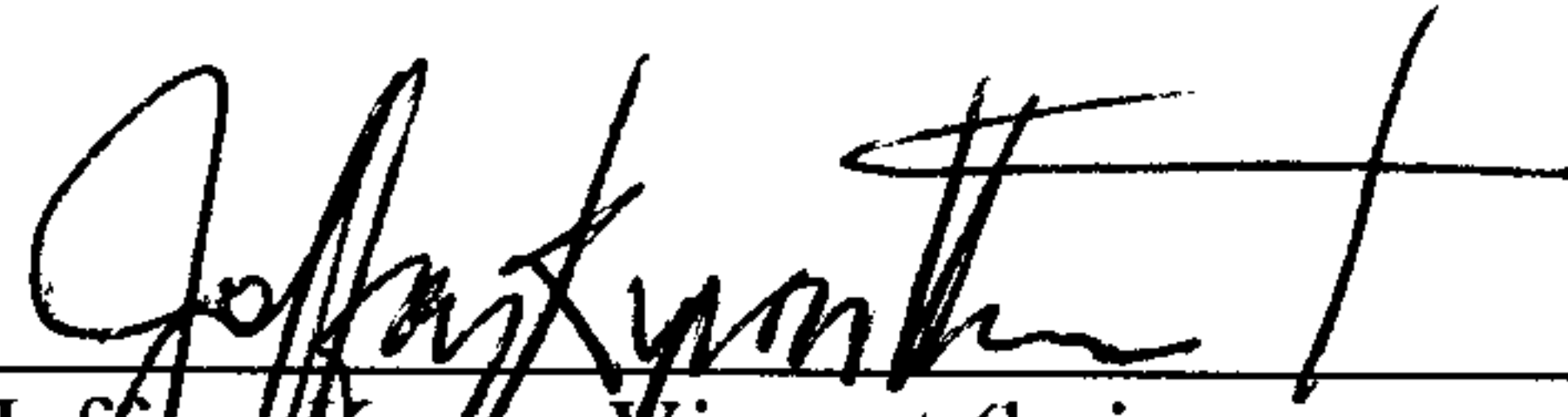
THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION IN REGARD TO THE LEGAL TITLE TO THE HEREINABOVE DESCRIBED REAL ESTATE.



20180829000310670 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:07 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand(s) and seal(s)
on this 17th day of April, 2018.

GRANTOR:

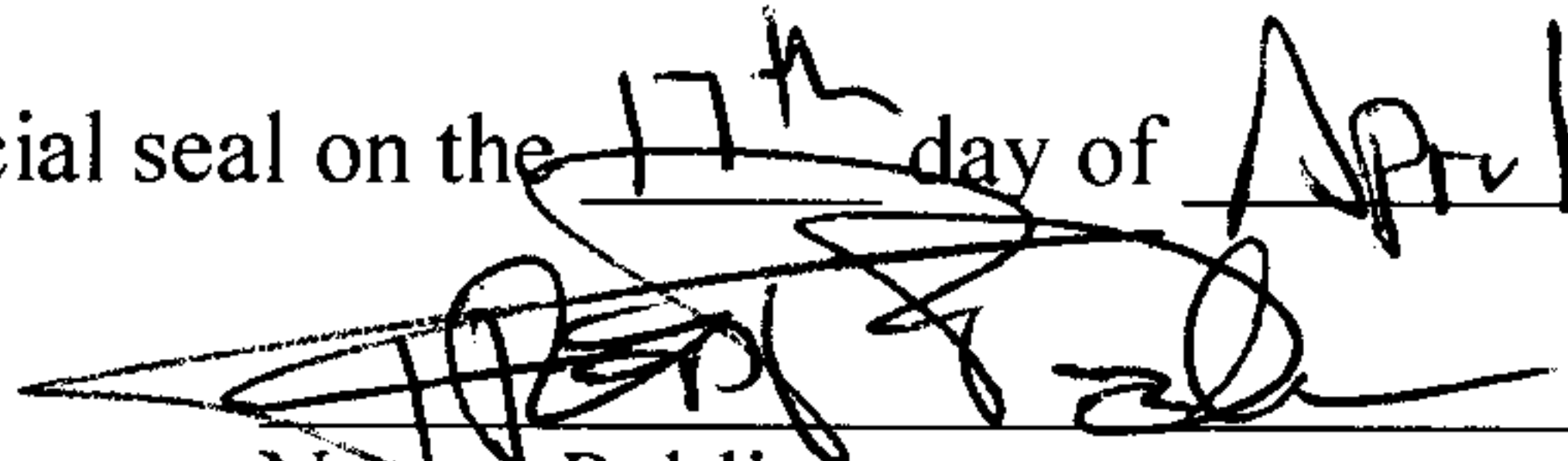


Jeffery Kyron Vinsant (being one and the same as Jeffrey Kyron Vinsant), as Trustee of Bear Creek Church of Christ, an unincorporated religious association

STATE OF ALABAMA)
Shelby COUNTY)

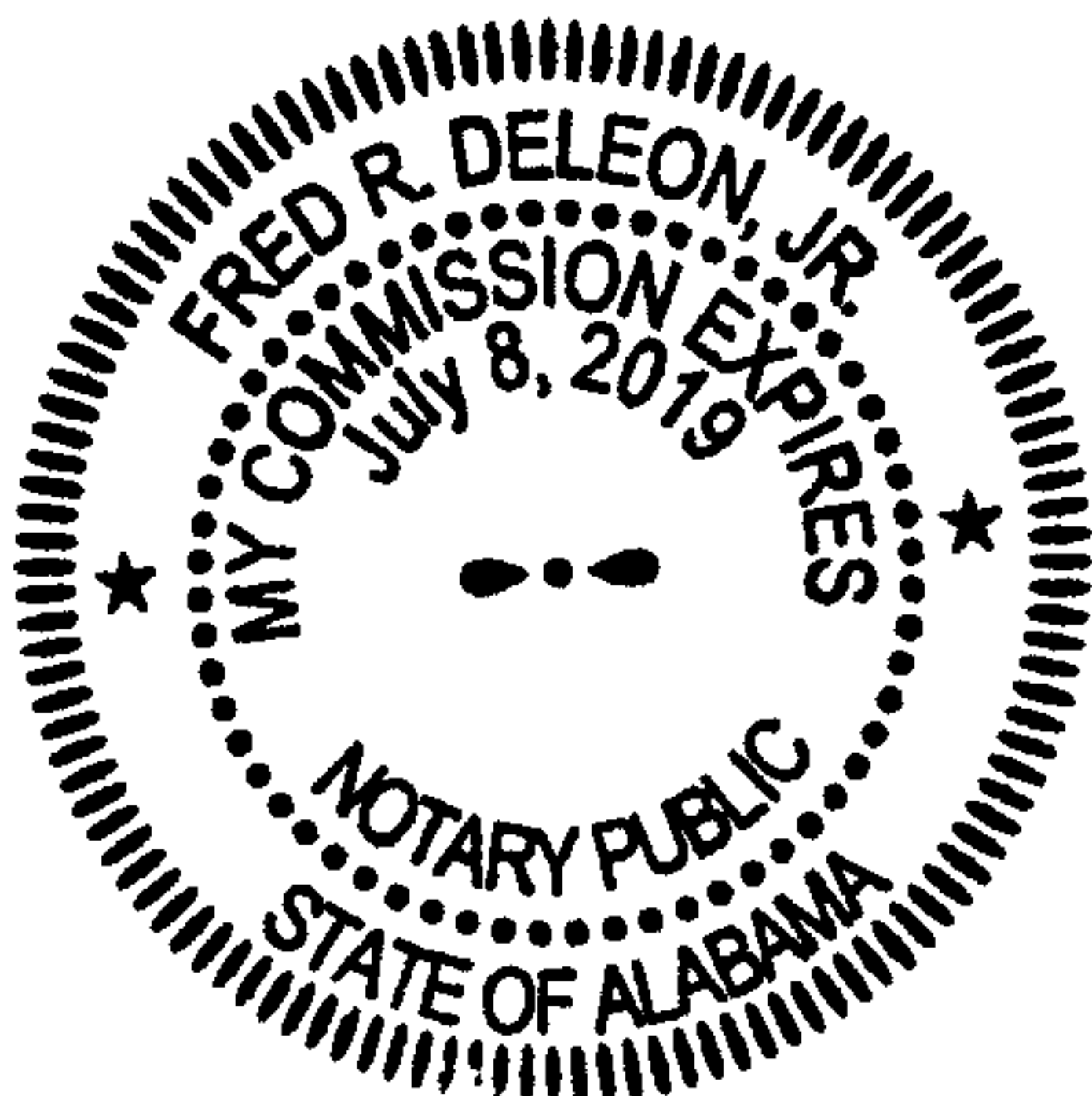
I, the undersigned, a notary public in and for said county in said state, hereby certify that Jeffery Kyron Vinsant (being one and the same as Jeffrey Kyron Vinsant), as Trustee of Bear Creek Church of Christ, an unincorporated religious association, whose name is signed to the foregoing instrument in his capacity as Trustee of Bear Creek Church of Christ, an unincorporated religious association, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Trustee of Bear Creek Church of Christ, an unincorporated religious association, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 17th day of April, 2018.

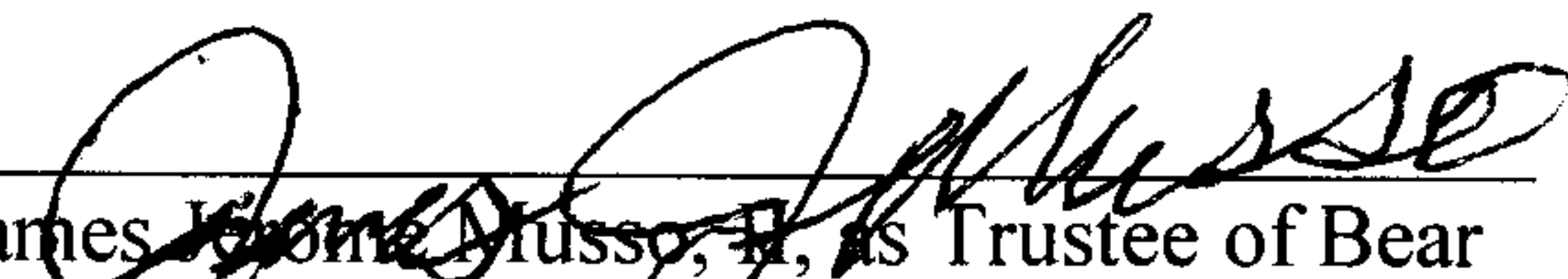

Notary Public

[NOTARIAL SEAL]

My commission expires: 7/8/2019



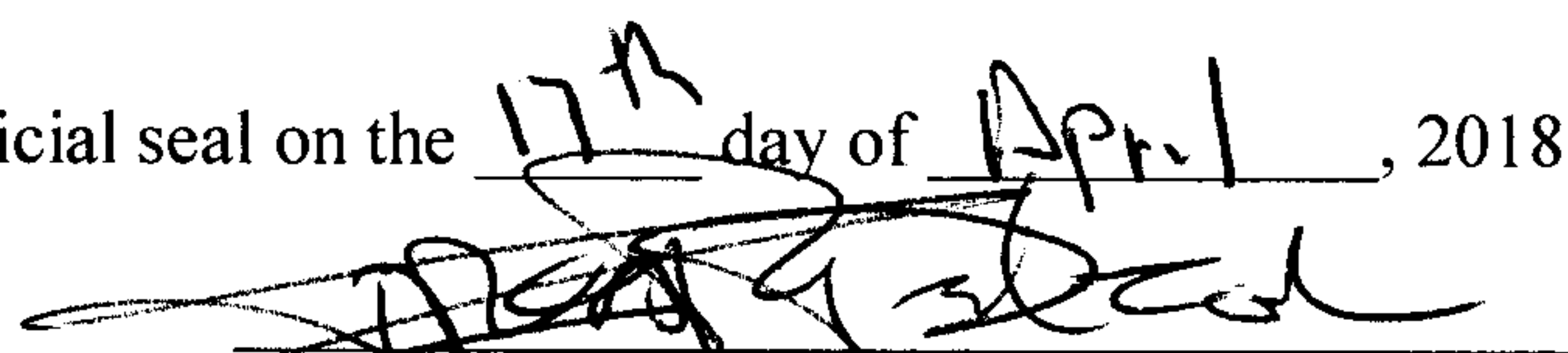
20180829000310670 2/5 \$31.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:07 AM FILED/CERT


James Jerome Musso, II, as Trustee of Bear
Creek Church of Christ, an unincorporated
religious association

STATE OF ALABAMA)
SHELBY COUNTY)

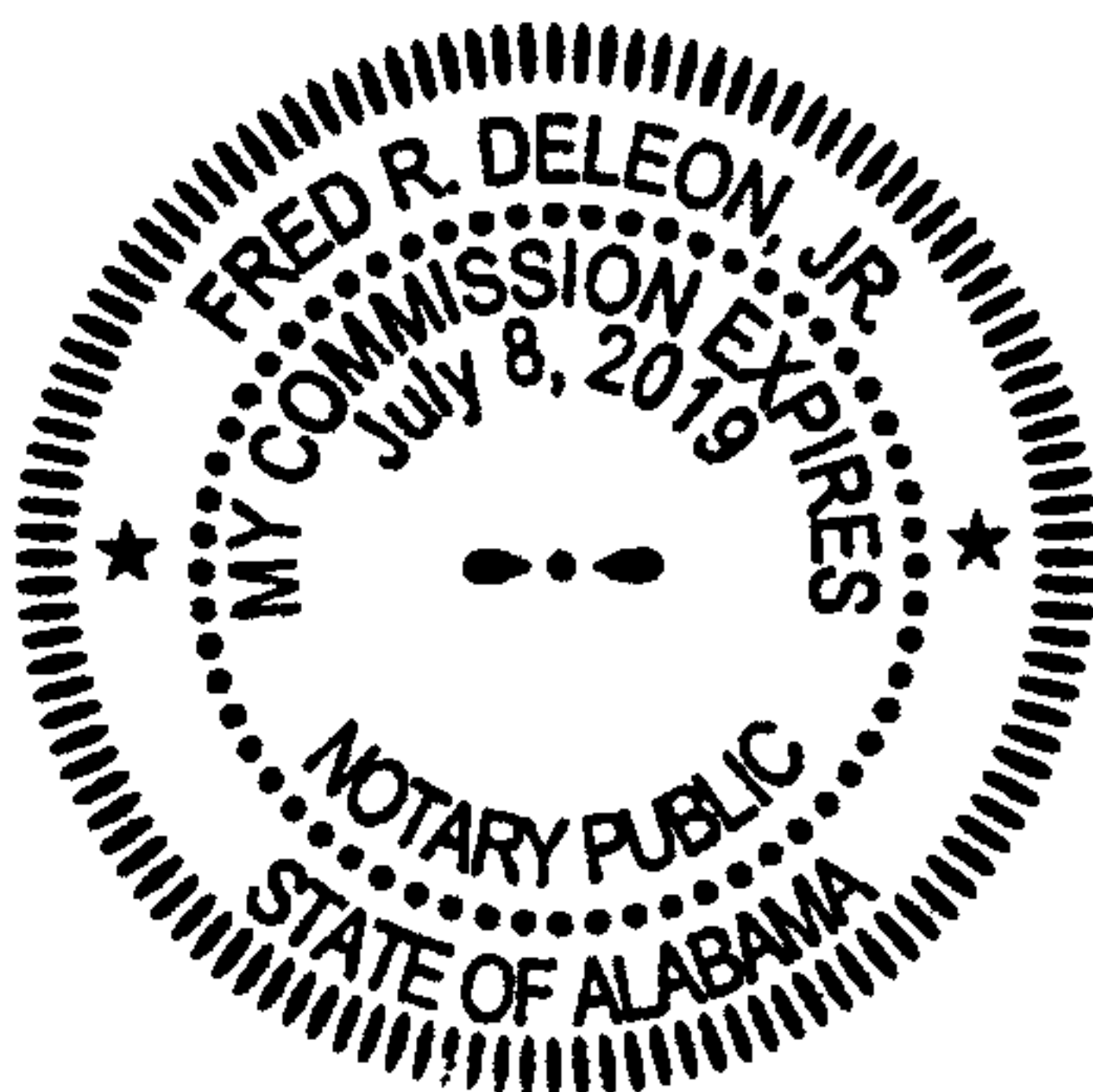
I, the undersigned, a notary public in and for said county in said state, hereby certify that James Jerome Musso, II, as Trustee of Bear Creek Church of Christ, an unincorporated religious association, whose name is signed to the foregoing instrument in his capacity as Trustee of Bear Creek Church of Christ, an unincorporated religious association, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Trustee of Bear Creek Church of Christ, an unincorporated religious association, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal on the 17th day of April, 2018.


Notary Public

[NOTARIAL SEAL]

My commission expires: 7/8/2019




2018 329000310670 3/5 \$31.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:07 AM FILED/CERT

W. Matthews Grubbs

W. Matthews Grubbs, as Trustee of Bear
Creek Church of Christ, an unincorporated
religious association

STATE OF ALABAMA)
SHELBY COUNTY)

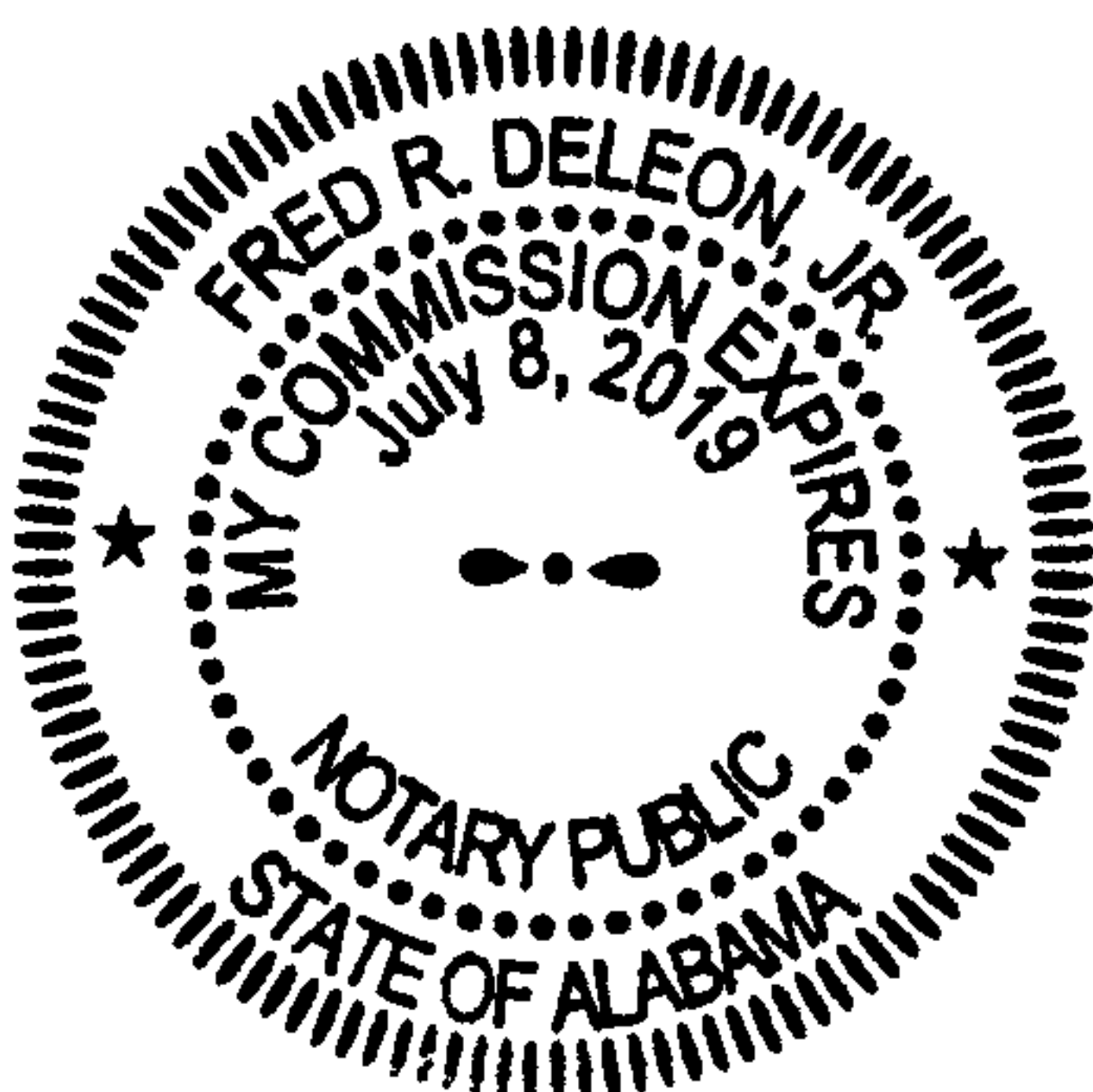
I, the undersigned, a notary public in and for said county in said state, hereby certify that W. Matthews Grubbs, as Trustee of Bear Creek Church of Christ, an unincorporated religious association, whose name is signed to the foregoing instrument in his capacity as Trustee of Bear Creek Church of Christ, an unincorporated religious association, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Trustee of Bear Creek Church of Christ, an unincorporated religious association, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 17th day of April, 2018.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: 7/8/2019



20180829000310670 4/5 \$31.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:07 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 Trustees of Bear Creek Grantee's Name Retha B. Vinsant
Mailing Address Church of Christ, an independent Mailing Address 4448 Bear Creek Rd.
religious association Sturtevant, AL 35147

Property Address Vacant Property Date of Sale 7/11/18
No Address Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,870.00

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 To Clear Title
☐ 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 7/11/18

Unattested

Print Retha B. Vinsant

Sign Retha B. Vinsant

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

