

20180829000310680 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:08 AM FILED/CERT

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

STATE OF ALABAMA)
 :
SHELBY COUNTY)

To Clear Title

DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to **Tammy Schoel, as Personal Representative and Trustee of the Lindsay Jo Vinsant Special Needs Trust created under the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012216294, Jefferson County, Alabama, ("Grantor")**, in hand paid by **Retha B. Vinsant, ("Grantee")**, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described as follows, 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.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2018 tax year and thereafter;
2. Any mineral and/or mining rights which are not owned by Grantor, it being the intention of Grantors to convey, without warranty, all those mineral and mining rights to which Grantor has an interest or title
3. All easements, restrictions, and rights of way of record which affect the subject property, if any.

The hereinabove described real estate is not the homestead of Grantor.

20180829000310680 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:08 AM FILED/CERT

The subject real estate was conveyed to Bear Creek Church of Christ in 1992, subject to reversion upon the failure of certain conditions. The failure of the conditions occurred in 2002 and, from thereafter, Retha B. Vinsant, the widow of Albert C. Vinsant, Jr., took possession of said real estate exclusively and maintained, occupied, and secured said real estate as her own, to the exclusion of all others. No interest in and to the above described real estate has from thenceforth been occupied or claimed to be owned by John Paul Vinsant, deceased, nor John Paul Vinsant's deceased wife, Joyce L. Vinsant.

Neither John Paul Vinsant nor his deceased wife, Joyce L. Vinsant, nor the Estate of John Paul Vinsant, deceased, nor the Estate of Joyce L. Vinsant, deceased, Probate Case #2012216294, Jefferson County, Alabama, nor the Lindsey Jo Vinsant Special Needs Trust created under said Estate of Joyce L. Vinsant, deceased, has claimed nor now claims an interest in the subject real estate; rather, they have long recognized the exclusive ownership of the said real estate to be vested in Albert C. Vinsant, Jr., during his lifetime and thereafter in his wife, Retha B. Vinsant.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 5 day of April, 2018.

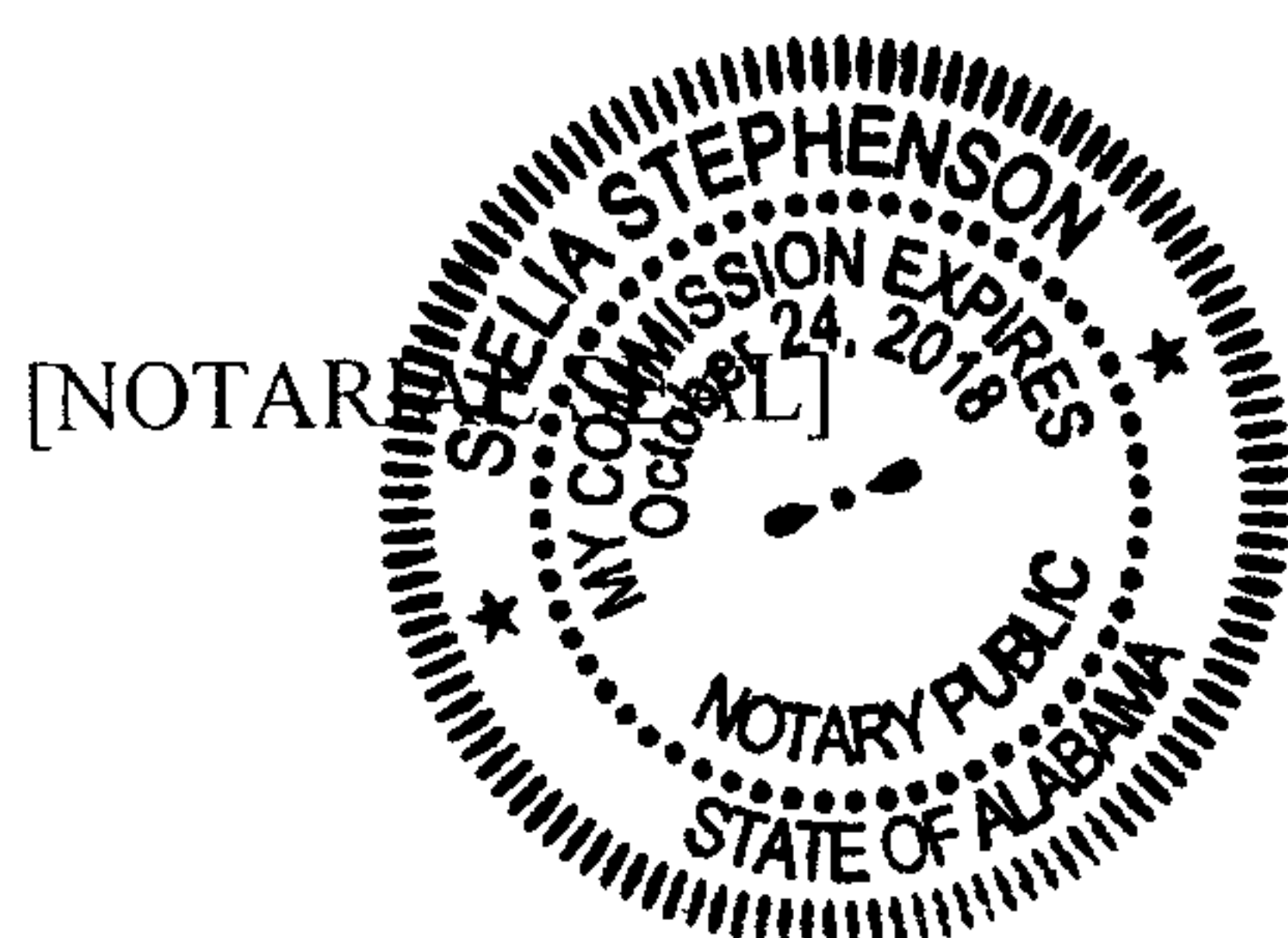
Tammy Schoel, Trustee ←

Tammy Schoel, as Personal Representative and Trustee of the Lindsay Jo Vinsant Special Needs Trust created under the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012216294, Jefferson County, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tammy Schoel, as Personal Representative and Trustee of the Lindsay Jo Vinsant Special Needs Trust created under the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012216294, Jefferson County, Alabama, whose name, in such capacities, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in such capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 5th day of April, 2018.



Stella Stephenson
Notary Public
My commission expires: 10-24-18

Real Estate Sales Validation Form

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

Grantor's Name Tammy Schoel, as PR Grantee's Name Retha B. Vinsant
Mailing Address of Trustee of the Mailing Address 9008 Bear Creek Rd
Trinity of Vincent Special Needs Stevett, AL 35117
Trust created under the Estate of
Property Address Joyce L. Vincent, deceased, Probate Case No. 2012216294, Jefferson Co, AL Date of Sale 4/5/18
Vasanta Property Total Purchase Price \$
No Address 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

20180829000310680 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/29/2018 11:03:08 AM FILED/CERT