

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:

Staci Milea Bassett

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY ONE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$31,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William C. Johnson, a single man, William Justin Johnson, a single man, Jordan Rae Johnson, a single woman, Staci Milea Bassett, a married woman and Ray McLayne Watson, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Staci Milea Bassett** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouses.

Grantors herein are all the surviving heirs at law of Billy Ray Watson, having died on October 2, 2013.

William C. Johnson, William Justin Johnson and Jordan Rae Johnson are the heirs at law of Tami Johnson, having died on July 1, 2016.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 1<sup>st</sup> day of October, 2018.

William C. Johnson  
William C. Johnson

Jordan Rae Johnson  
Jordan Rae Johnson


Ray McLayne Watson  
Ray McLayne Watson

William Justin Johnson  
William Justin Johnson

Staci Milea Bassett  
Staci Milea Bassett

Staci Milea Bassett

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

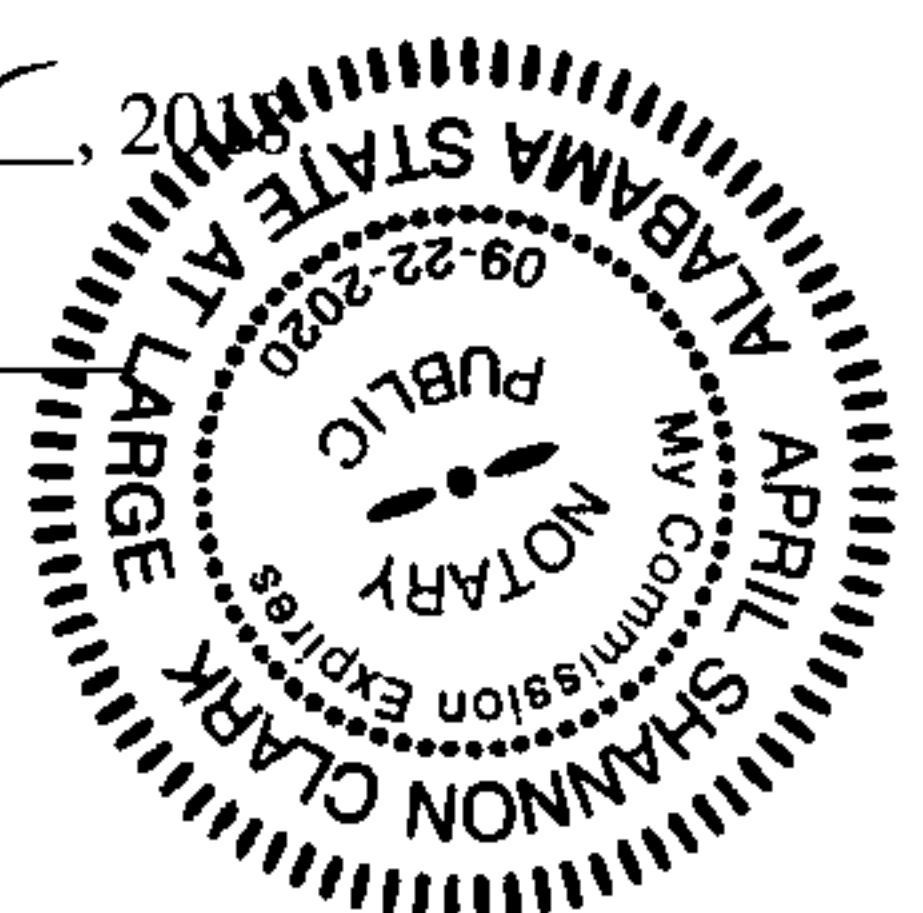
  
20181003000353270 1/5 \$60.50  
Shelby Cnty Judge of Probate, AL  
10/03/2018 10:42:18 AM FILED/CERT

Shelby County, AL 10/03/2018  
State of Alabama  
Deed Tax: \$31.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William C. Johnson, Staci Milea Bassett and Ray McLayne Watson**, whose names are 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 1<sup>st</sup> day of October, 2018.

April Clark  
Notary Public  
My Commission Expires: 9/22/2020



**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:

\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THIRTY ONE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$31,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***William C. Johnson, a single man, William Justin Johnson, a single man, Jordan Rae Johnson, a single woman, Staci Milea Bassett, a married woman and Ray McLayne Watson, a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Staci Milea Bassett*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***See attached Exhibit A for Legal Description.***

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouses.

Grantors herein are all the surviving heirs at law of Billy Ray Watson, having died on October 2, 2013.

William C. Johnson, William Justin Johnson and Jordan Rae Johnson are the heirs at law of Tami Johnson, having died on July 1, 2016.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 1<sup>st</sup> day of October, 2018.

\_\_\_\_\_  
William C. Johnson

\_\_\_\_\_  
William Justin Johnson

\_\_\_\_\_  
Jordan Rae Johnson

\_\_\_\_\_  
Staci Milea Bassett

\_\_\_\_\_  
Ray McLayne Watson



20181003000353270 2/5 \$60.50  
Shelby Cnty Judge of Probate, AL  
10/03/2018 10:42:18 AM FILED/CERT

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***William C. Johnson, Staci Milea Bassett and Ray McLayne Watson***, whose names are 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 1<sup>st</sup> day of October, 2018.

April Clark  
Notary Public  
My Commission Expires: 9/22/2020



STATE OF Alabama )

COUNTY OF Suey )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Justin Johnson**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of July, 2018.



Brad E. Sweeney  
Notary Public State of AL  
My Comm. Expires March 16, 2019

[Signature]  
Notary Public  
My Commission Expires: 3/16/2019

STATE OF ALABAMA)  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jordan Rae Johnson**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of March, 2018.

[Signature]  
Notary Public  
My Commission Expires: June 11, 2021

JANET M. BOZEMAN  
Notary Public, Alabama State At Large  
My Commission Expires June 11, 2021



20181003000353270 3/5 \$60.50  
Shelby Cnty Judge of Probate, AL  
10/03/2018 10:42:18 AM FILED/CERT



## EXHIBIT A - LEGAL DESCRIPTION

A tract of land located in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East; Begin at the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and in a Northwesterly direction a distance of 667.53 feet, thence turn an angle of 95 deg. 13 min. 57 sec to the left and run a distance of 325.64 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the right and run a distance of 600 feet to a point on the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence run South along the West line of the NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  to the North ROW line of Shelby County Highway #43; thence run Easterly along said North ROW line to the point of beginning.


### LESS AND EXCEPT:

A part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South of Range 1 East and a part of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South of Range 1 East, and being more particularly described as follows: Begin at the SW Corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 15, thence in a southerly direction and along the West line of same for a distance of 313.51 feet to a point on the northerly right of way line of a county road, thence turn an angle of 117°59' to the left in a northeasterly direction and along said right of way line for a distance of 104.95 ft., thence turn an angle of 3°21' to the right along said right of way line for a distance of 127.71 ft., thence turn an angle of 4°23' to the right along said right of way line for a distance of 158.22 ft. thence turn an angle of 87°24' to the left in a northwesterly direction for a distance of 286.52 ft., thence turn an angle of 50°27' to the left in a northwesterly direction for a distance of 100.68 ft., thence turn an angle of 2°36' to the left in a northwesterly direction for a distance of 187.80 ft. to a point on the West line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, thence turn an angle of 109°19' to the left in a southerly direction and along said 1/4 1/4 Section West Line for a distance of 216.00 feet to the point of beginning.

### LESS AND EXCEPT:

Commence at the Southeast corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East; thence run North along the East line a distance of 10.49 feet to a point on the North right of way of Shelby County Highway No. 43 and the point of beginning; thence turn an angle of 10°05'20" to the right and run a distance of 125.32 feet; thence turn an angle of 80°05'26" to the left and run a distance of 749.55 feet; thence turn an angle of 95°13'57" to the left and run a distance of 125.64 feet; thence turn an angle of 44°50'00" to the left and run a distance of 418.05 feet to a point on the North right of way of Shelby County Highway No. 43; thence turn an angle of 101°47'18" to the left and run along said right of way a distance of 264.29 feet; thence turn an angle of 10°06'46" to the right and run a distance of 283.31 feet; thence turn an angle of 2°52' to the right and continue along said right of way a distance of 198.40 feet to the point of beginning.

Situated in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama.

  
20181003000353270 4/5 \$60.50  
Shelby Cnty Judge of Probate, AL  
10/03/2018 10:42:18 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 Staci Milea Bassett  
Mailing Address 361 Riverbend Apts  
Riverside AL  
35135

Grantee's Name Staci Milea Bassett  
Mailing Address 361 Riverbend Apts  
Riverside AL  
35135

Property Address 15-18-1E

Date of Sale 10-1-18

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 31,500.00



20181003000353270 5/5 \$60.50  
Shelby Cnty Judge of Probate, AL  
10/03/2018 10:42:18 AM FILED/CERT

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 tax value

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 \_\_\_\_\_

Print Staci Milea Bassett

☐ Unattested

Sign Staci Milea Bassett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1