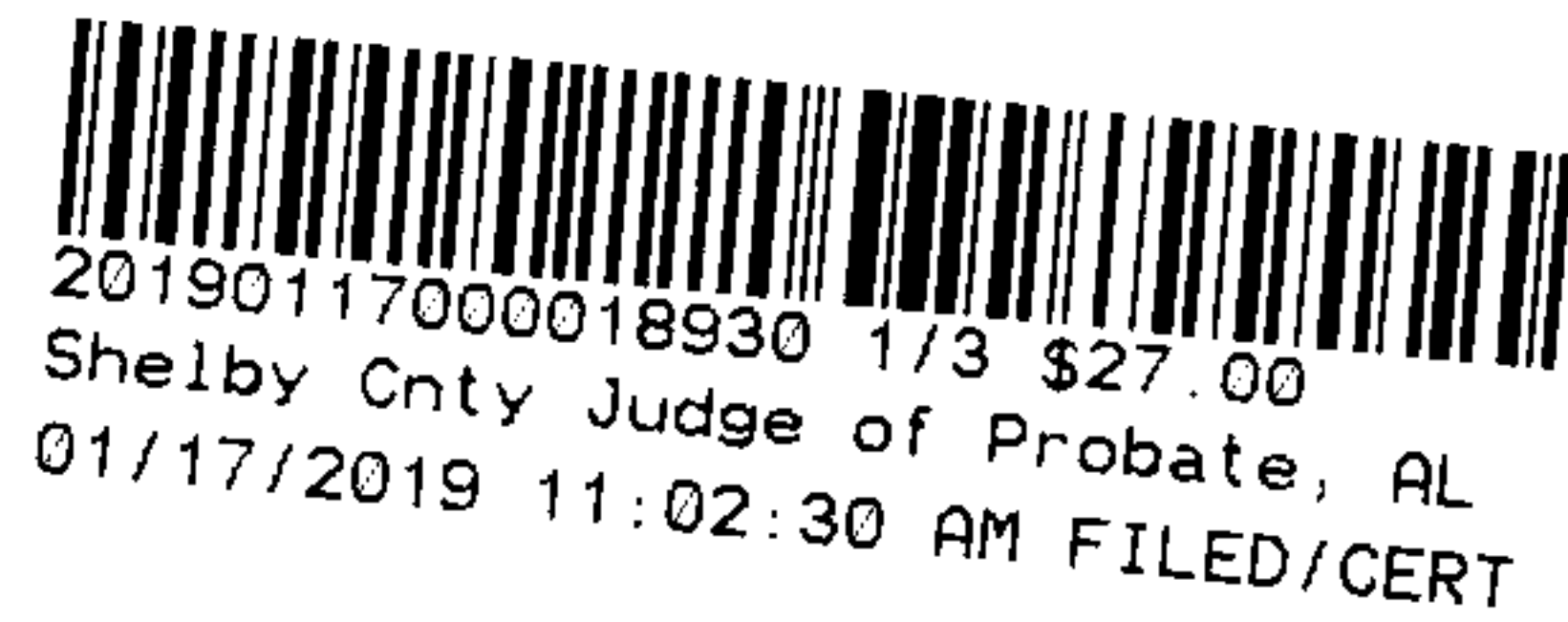


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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



Send Tax Notice to:
Pleasant Grove Missionary Church
PO Box 57
Vandiver, AL 35174

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX THOUSAND DOLLARS AND ZERO CENTS (\$6,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Staci Milea Bassett**, a married woman (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **Pleasant Grove Missionary Baptist Church** (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, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or her spouse.

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.

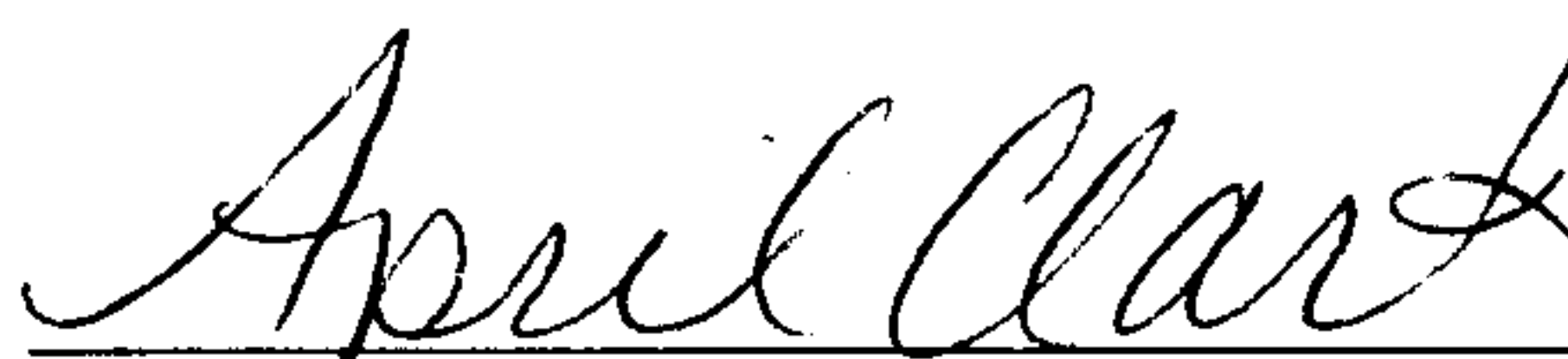
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of January, 2019.

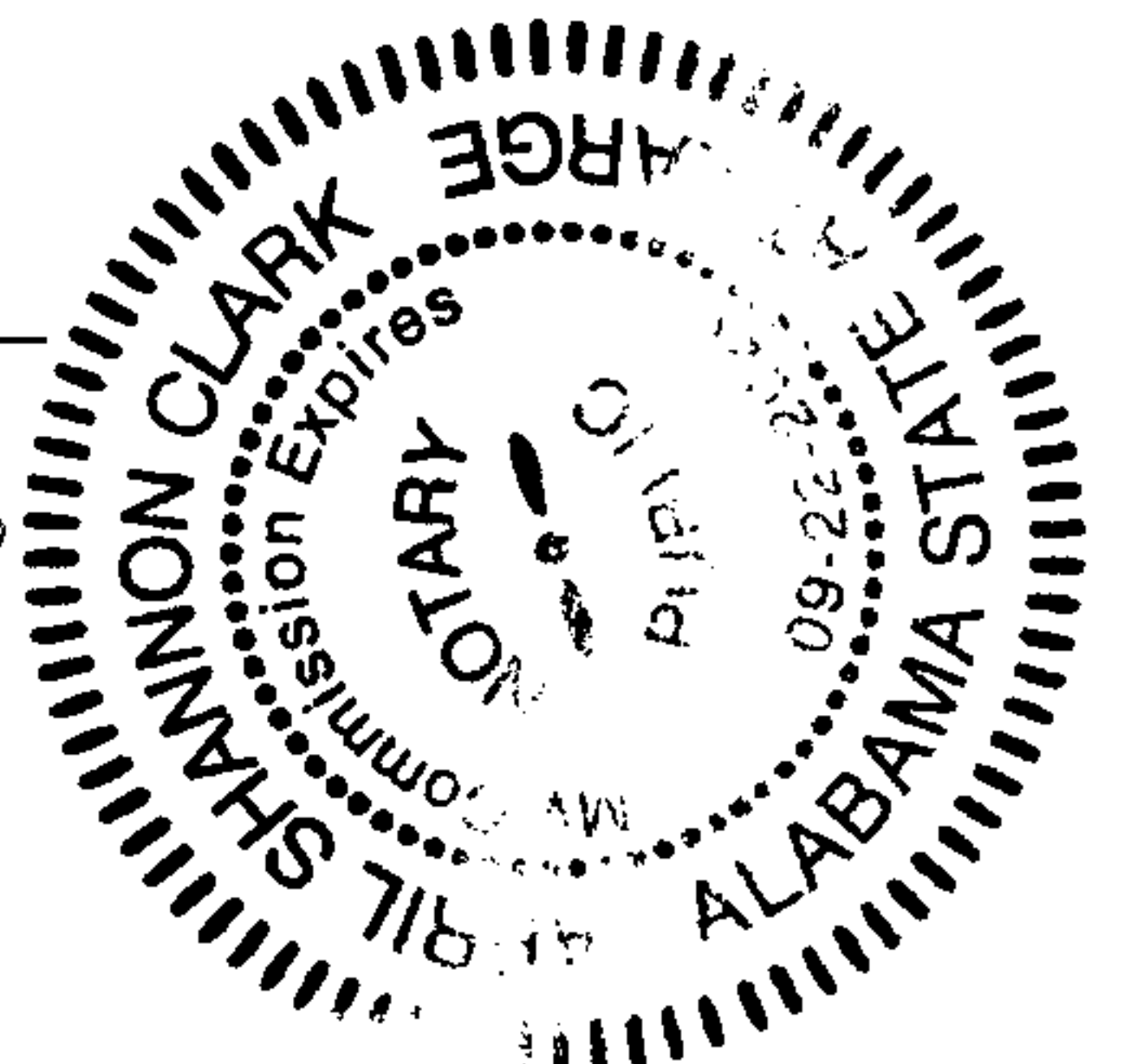

Staci Milea Bassett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Staci Milea Bassett**, 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 15th day of January, 2019.


Notary Public
My Commission Expires: 9-22-2020



Shelby County, AL 01/17/2019
State of Alabama
Deed Tax: \$6.00

EXHIBIT A – LEGAL DESCRIPTION

Part of the Northwest ¼ of the Northwest ¼ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a drive shaft in place, accepted as the Northwest corner of the Northwest ¼ of the Northwest ¼ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, said point also being accepted as the Northwest corner of Lot 11 of The Theo Sparks Survey of the Town of Vandiver, as recorded in Map Book 3, at Page 45 in the Office of the Judge of Probate of Shelby County, Alabama; thence proceed S 00°21’42” W a distance of 671.27’ to a gear in place; thence S 00°25’14” W a distance of 441.79’ to a point at the Southwest corner of Lot 19; thence S 60°44’12” E a distance of 167.54’ to a ½” rebar set on the Easterly right of way of Apple Blossom Drive (30’ prescriptive right of way), said point being the point of beginning. From this beginning point proceed along said right of way the following chord bearings and distances: N 45°39’21” E a distance of 300.70’; thence N 44° 24’38” E a distance of 63.89’; thence N40°39’41” E a distance of 63.43’ to a PK nail set in asphalt at the Northeast corner of Lot 16; thence S14°45’48” W a distance of 210.00’ to a ½ rebar set at the Southwest corner of Lot 15; thence S 29°15’48” W a distance of 210.00’ to a PK nail set in asphalt at the Southwest corner of Lot 20; thence N 60°44’12” W a distance of 166.87’ back to the point of beginning, containing 0.89 acres, more or less.

The above described property being all of Lot 16 of the Theo Sparks Survey of the Town of Vandiver that lies East of Apple Wood Drive.


20190117000018930 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
01/17/2019 11:02:30 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 River Bend Apartments
Riverside, AL 35135

Grantee's Name Pleasant Grove
Mailing Address Missionary Church
P.O. Box 57
Vandiver, AL 35176

Property Address 40 Applewood Dr
Vandiver, AL 35176

Date of Sale January 15, 2019
Total Purchase Price \$ 6,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 1-15-19

Print Staci Milea Bassett

☐ Unattested

Sign Staci Milea Bassett

(Grantor/Grantee/Owner/Agent) circle one



20190117000018930 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
01/17/2019 11:02:30 AM FILED/CERT

Form RT-1