

STATE OF ALABAMA :

COUNTY OF SHELBY :

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Equivest Financial, LLC, a Limited Liability Company** ("Grantor"), for and in consideration of the sum of **One Hundred Thirty Five Thousand and NO/100 Dollars (\$135,000.00)** in cash and other good and valuable consideration, in hand paid to the Grantor by **Ladi G. Cassimiro** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

**See Attached Exhibit A**

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

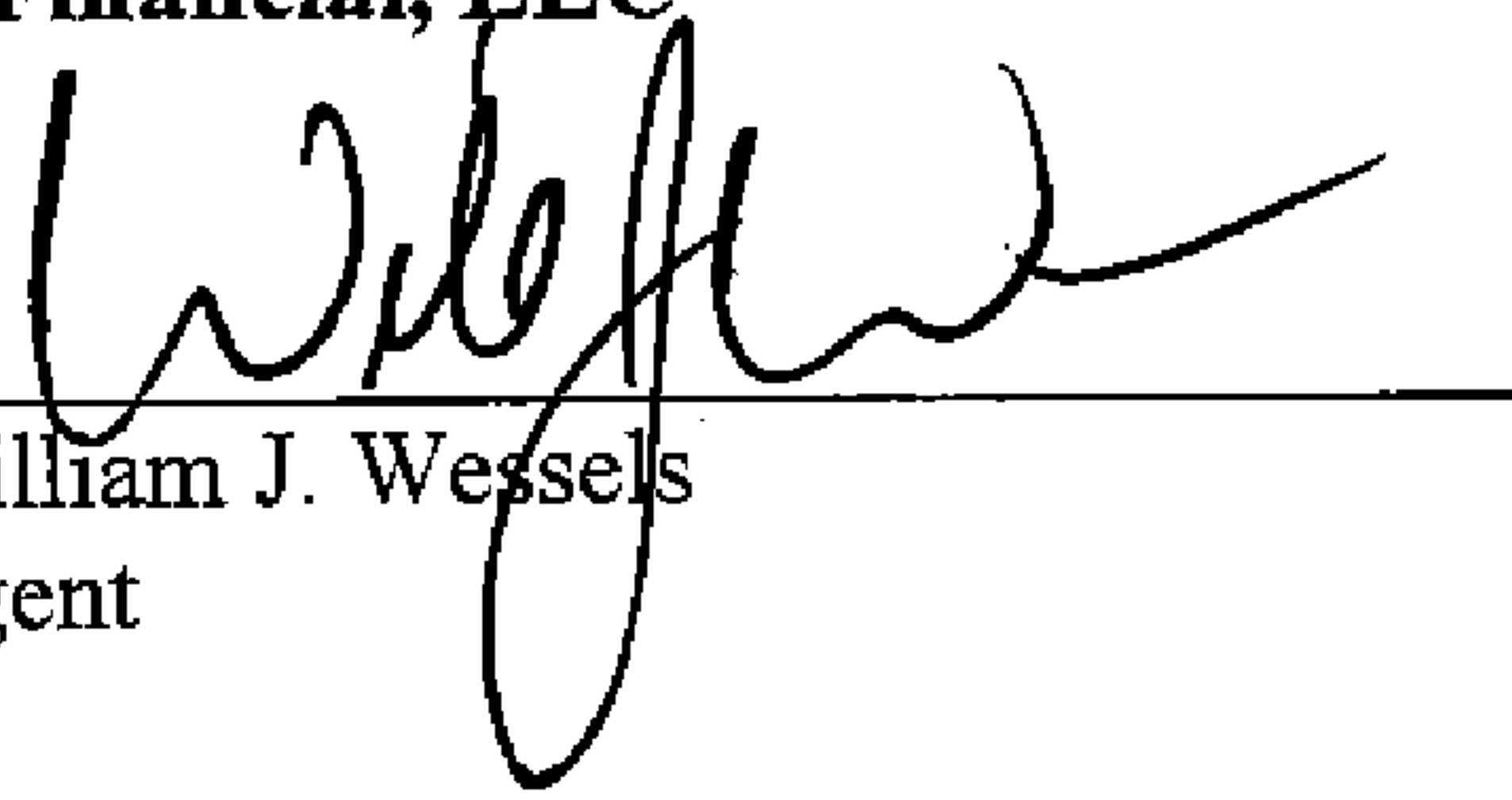
TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the heirs and assigns of Grantee, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantor does, for Grantor and the successors and assigns of Grantor, hereby covenant with the Grantee that Grantor is seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the heirs and assigns of the Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto caused its corporate name to be signed on this the **15th** day of **February, 2019**.

**Equivest Financial, LLC**

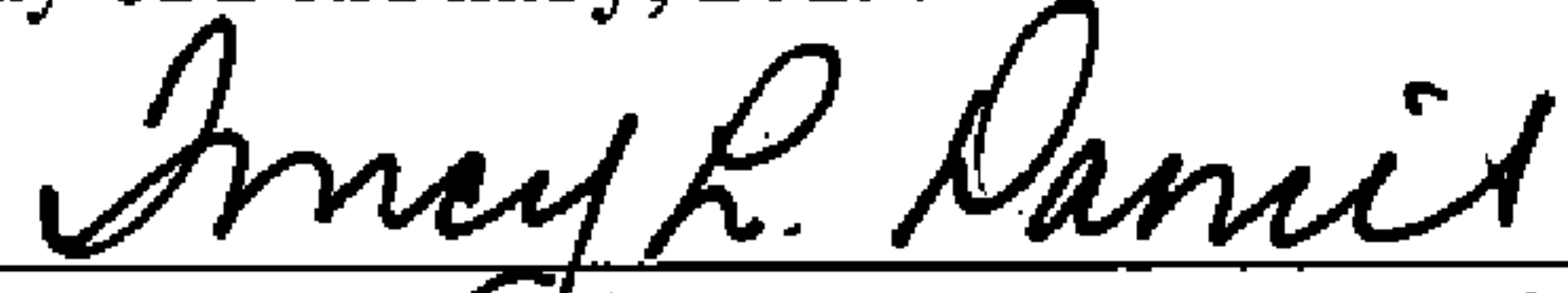
By:

  
\_\_\_\_\_  
William J. Wessels  
Agent

STATE OF MICHIGAN  
COUNTY OF INGHAM

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **William J. Wessels** whose name as **Agent of Equivest Financial, LLC, a Limited Liability Company** 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 said instrument, he, as such **Agent** and with full authority, executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and seal this the **15th** day of **February, 2019**.



Tracy L. Daniels, NOTARY PUBLIC  
State of Michigan, Eaton County  
My Commission Expires: 9/27/2024  
Acting in Ingham County

Address of Grantor:  
241 E. Saginaw  
East Lansing, MI 48823

Address of Grantee:  
1537 Highway 74  
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:  
Tracy Daniels (479180)  
First National Bank of America  
241 E. Saginaw  
East Lansing, MI 48823

**EXHIBIT A**

**The Northeast 1/4 of the NW 1/4 of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West;  
more particularly described as follows:**

**Commence at the Northeast corner of said section; thence run Westerly along the North line of said section 1,328.46 feet to the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said section and the Point of Beginning of the tract of land herein described; thence continue along last described course 664.25 feet; thence turn 90°01'57" left and run Southerly 656.82 feet; thence run East along the Southerly line of subject property 664.25; thence turn 89°49'03" left and run Northerly 656.82 feet to the Point of Beginning. Less and except any part of land lying in the public road right of way.**

---

Real Estate Sales Validation Form

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

Grantor's Name EQUIVEST FINANCIAL, LLC
Mailing Address P.O. BOX 980 EAST LANSING, MI 48826
Property Address 1537 HIGHWAY 74 CHELSEA, AL 35043

Grantee's Name LADI G. CASSIMIRO
Mailing Address 1537 HIGHWAY 74 CHELSEA, AL 35043
Date of Sale February 15, 2019

Total Purchase Price \$135,000.00
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
Sales Contract
X 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 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 February 15, 2019

Print Malcolm S. McLeod

Unattested

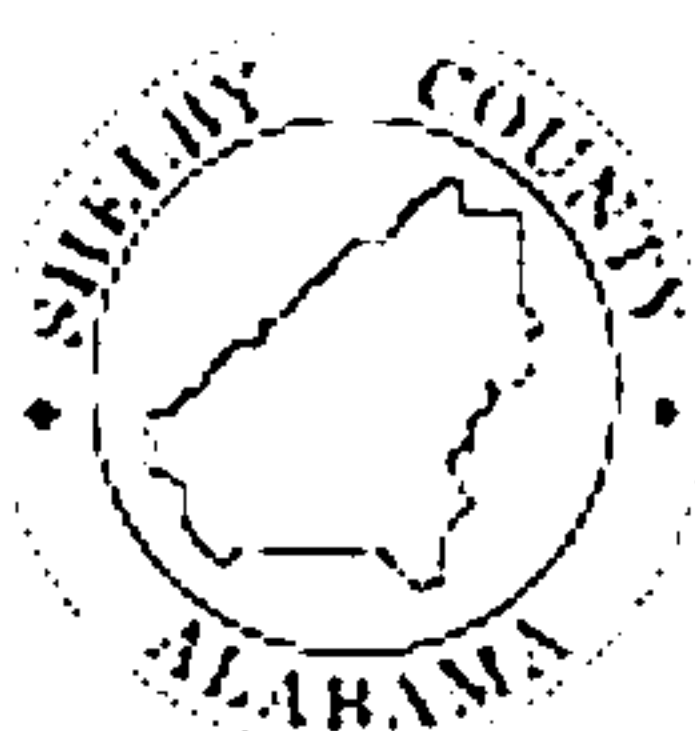
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 190176

Form RT-1
Alabama 08/2012 LSS



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2019 09:05:32 AM
\$159.00 CHARITY
20190219000051770

Alvin S. Bayl