

20190401000102320  
04/01/2019 11:03:41 AM  
DEEDS 1/4

Send tax notice to:

Tiffany Criswell Cohen  
215 Mimosa Drive  
Helena, AL 35080

This instrument prepared by:

Meredith R. Logan

P. O. Box 122

Fultondale, Alabama 35068

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned, **WILLIAM DAVID BASS** and **DEIDRA W. BASS, husband and wife**, (hereinafter referred to as "Grantors"), by **TIFFANY CRISWELL COHEN** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in SHELBY COUNTY, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**SUBJECT TO:**

**AD VALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.**

**EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS,  
COVENANTS AND CONDITIONS OF RECORD.**

**A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$140,000.00 IS  
BEING RECORDED SIMULTANEOUSLY HEREWITH.**

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her assigns, administrators and successors, that they are lawfully seized in fee simple of said premises; they are free from all encumbrances except as noted above; they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his/her assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 29<sup>th</sup> day of MARCH 2019.

  
WILLIAM DAVID BASS

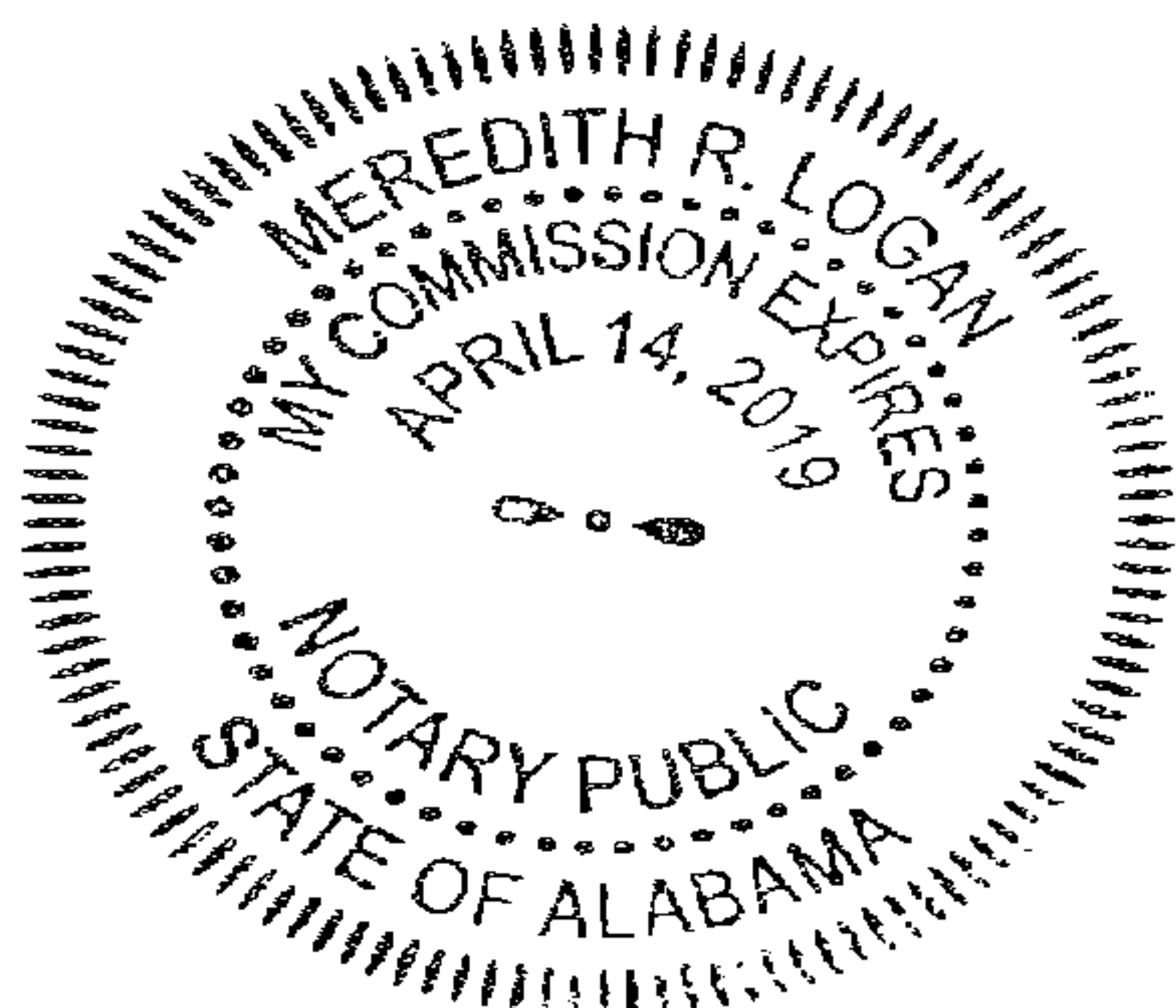
  
DEIDRA W. BASS

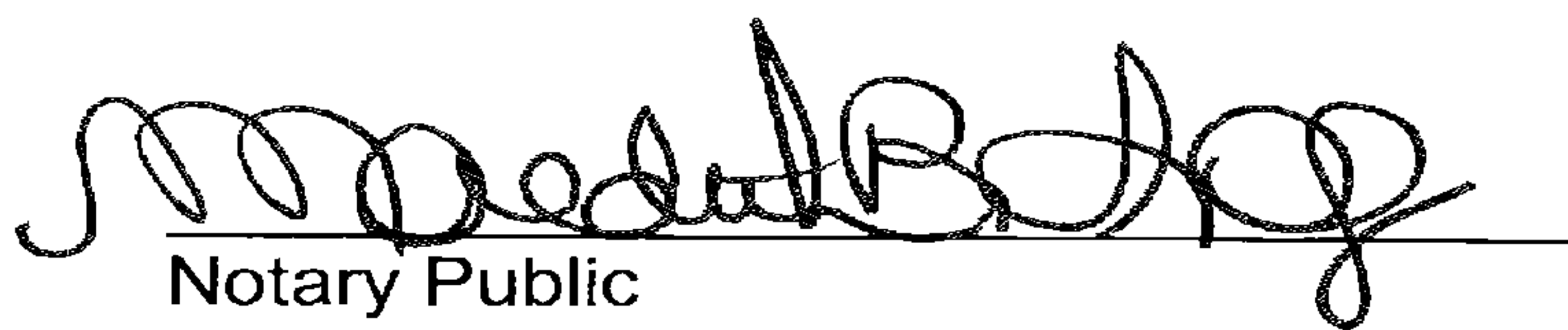
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM DAVID BASS AND DEIDRA W. BASS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of MARCH 2019.

(NOTARIAL SEAL)



  
Notary Public  
Meredith R. Logan  
Commission Expires: 04/14/2019

**EXHIBIT "A"**

A part of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 3 West; thence run South along the West line for a distance of 332.19 feet to the Point; thence continue along the last described course for a distance of 292.19 feet; thence turn 89 degrees 51 minutes 16 seconds to the left for a distance of 361.90 feet; thence turn 90 degrees 23 minutes 36 seconds left for a distance of 292.47 feet; thence turn 89 degrees 39 minutes to the left for a distance of 360.63 feet to the Point of Beginning.

## Real Estate Sales Validation Form

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

Grantor's Name William Bass Grantee's Name Tiffany Criswell  
 Mailing Address Deidra Bass Mailing Address 218 Mimosa Dr  
5136 Crossings Pkwy. Helena, AL  
Birmingham, AL 35242 352

Property Address 218 Mimosa Dr. Date of Sale 3/29/19  
Helena, AL Total Purchase Price \$ 175,000  
35080 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  
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, as 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, as 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, including 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, the undersigned, 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 a penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

3/29/19

Print Meredith R. Logan  
 Sign Meredith R. Logan  
 (Grantor/Grantee/Owner/Agent) circle one

Inattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 04/01/2019 11:03:41 AM  
 \$59.00 CHERRY  
 20190401000102320

Allen S. Bayl

Form DT