

Send tax notice to:
Cody John Bass & Makenzie R. Bass
4330 Chelsea Road
Columbiana, AL 35051
PEL1900509

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Nine Thousand and 00/100 Dollars (\$289,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Benjamin G. Goss and Angela M. Goss, Husband and Wife, whose mailing address is: 15855 Highway 42, Shelby, AL 35143** (hereinafter referred to as "Grantors"), by **Cody John Bass and Makenzie R Bass** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed North along the West boundary of said Section 35 for 1898.88 feet to a point on the North right of way boundary of Chelsea Road (R/W 80 feet - Shelby County Highway 47), said point being the point of beginning of herein described parcel of land; thence from said point of beginning, continue along said course North 210.00 feet; thence North 89 deg. 29 min. 00 sec. East 439.30 feet to a point on the West bank of a creek; thence South 14 deg. 33 min. 53 sec. East along creek for 118.48 feet; thence South 13 deg. 12 min. 43 sec. West along Creek for 19.77 feet; thence South 51 deg. 31 min. 01 sec. West 387.73 feet to a point on the aforementioned Chelsea Road; thence North 44 deg. 57 min. 59 sec. West along said road boundary for 227.89 feet back to the point of beginning. The above described parcel of land is located in the Northwest 1/4 of the Southwest 1/4 of section 35, Township 20 South, Range 1 West, Shelby County, Alabama.

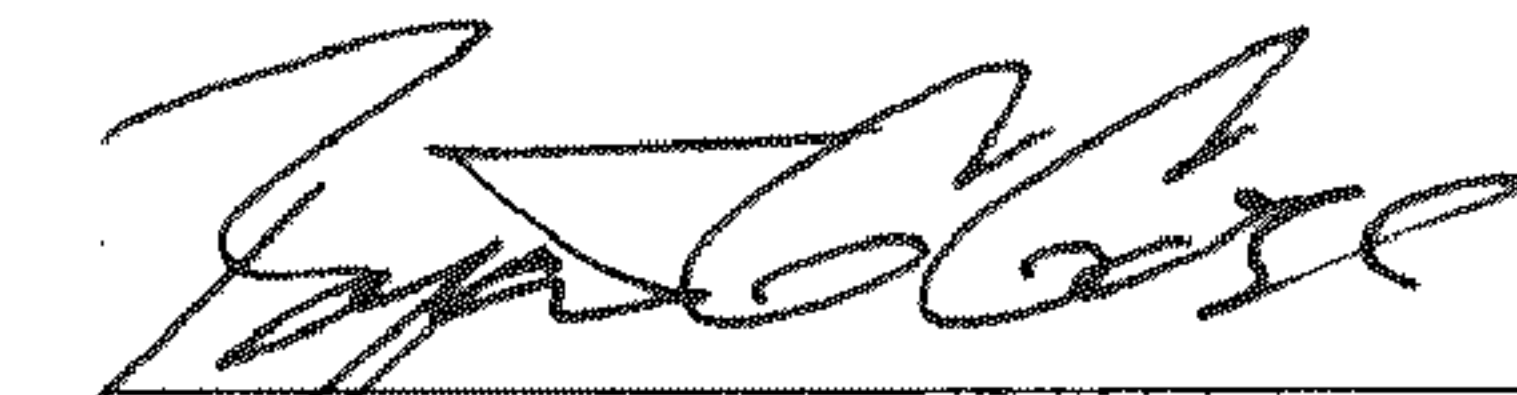
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

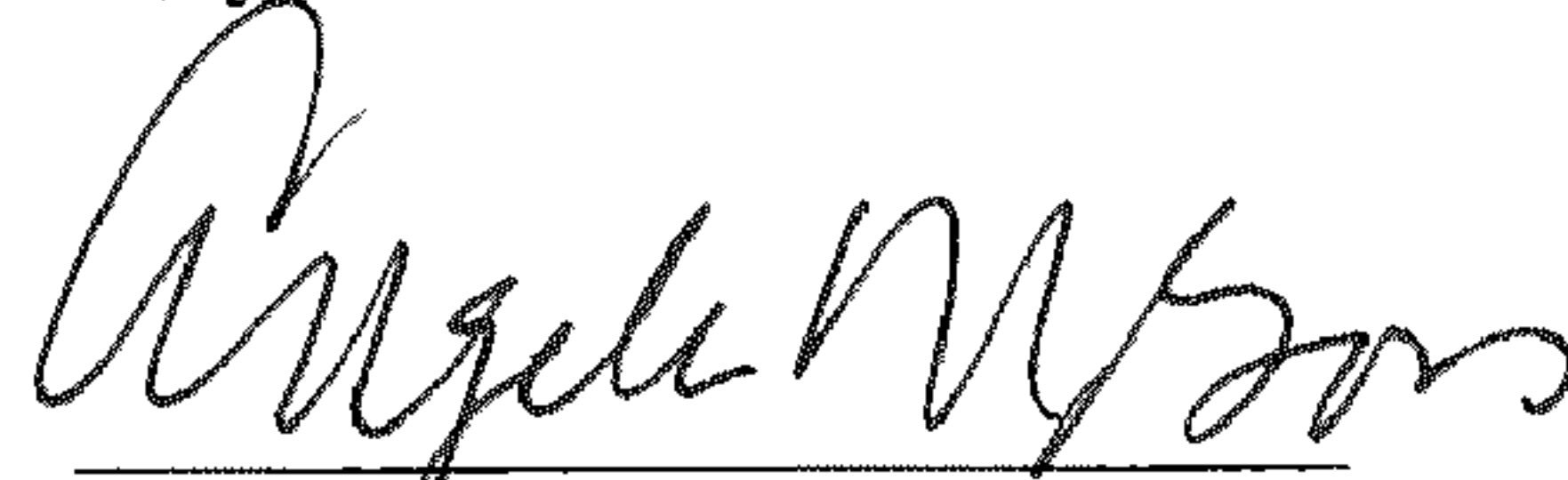
\$245,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantors Benjamin G. Goss and Angela M. Goss have hereunto set their signatures and seals on August 27, 2019.


Benjamin G. Goss

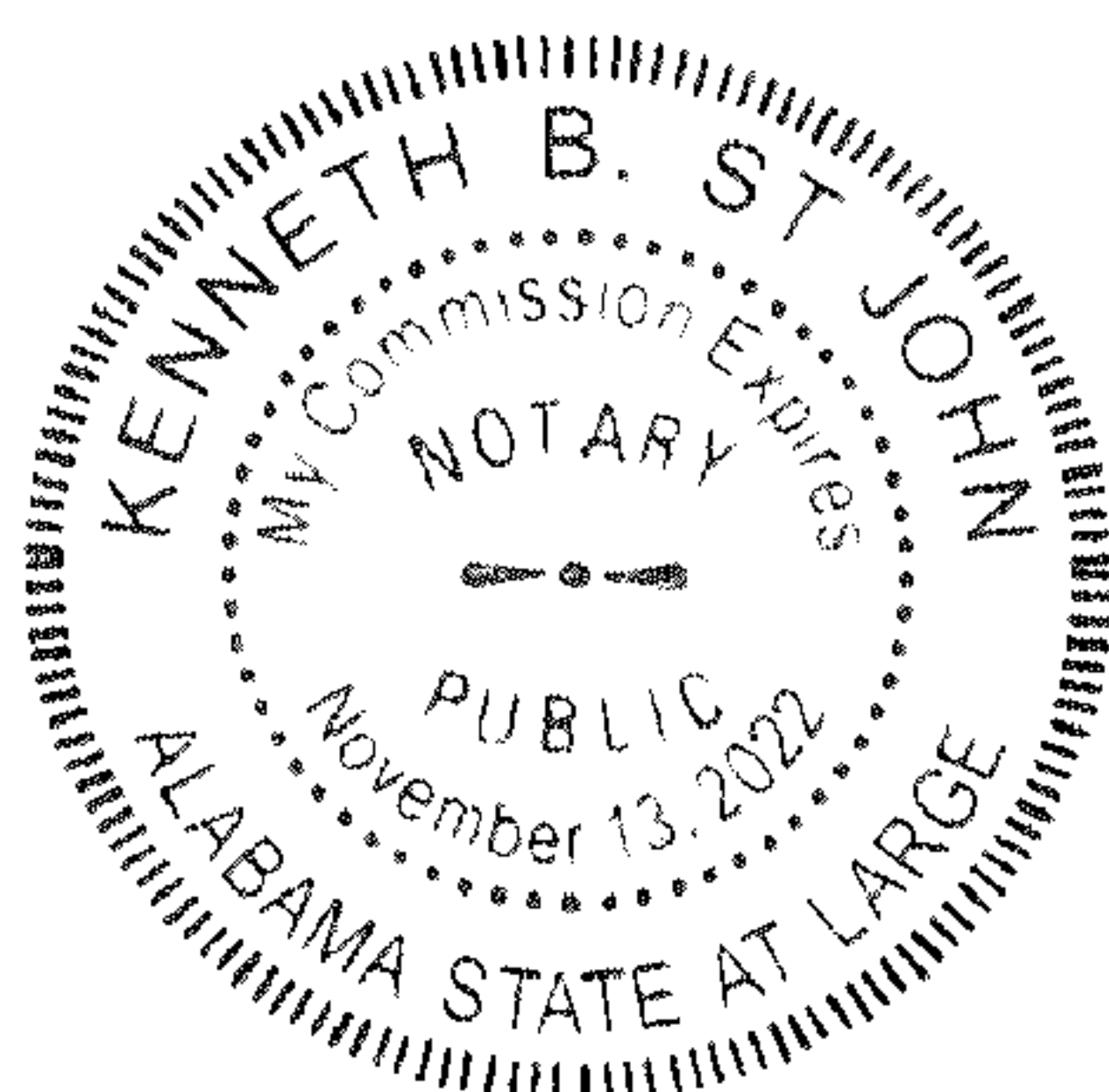

Angela M. Goss


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin G. Goss and Angela M. Goss, Husband and Wife, 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 27th day of August, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Benjamin G Goss and Angela M Goss</u>	Grantee's Name	<u>Cody John Bass and Makenzie R Bass</u>
Mailing Address	<u>15855 Hwy 42</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>4330 Chelsea Road</u> <u>Columbiana AL 35051</u>
Property Address	<u>4330 Chelsea Road</u> <u>Columbiana AL 35051</u>	Date of Sale	<u>8/27/2019</u>
		Total Purchase Price	<u>\$ 289,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 8-28-19 Print Skyler Murphy

Unattested Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2019 08:30:02 AM
\$64.50 CHERRY
20190829000316820

Allen S. Bayl