



20220901000342140 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/01/2022 10:26:56 AM FILED/CERT

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Shelby County Gospel Mission

P.O. Box 54
Columbiana, AL 35051

File No.: MV-22-28529

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Charles Boothe and Tina Boothe**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County Gospel Mission, an Alabama non-profit religious organization**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$161,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2022.

Charles Boothe
Charles Boothe

Tina Boothe
Tina Boothe

State of Alabama

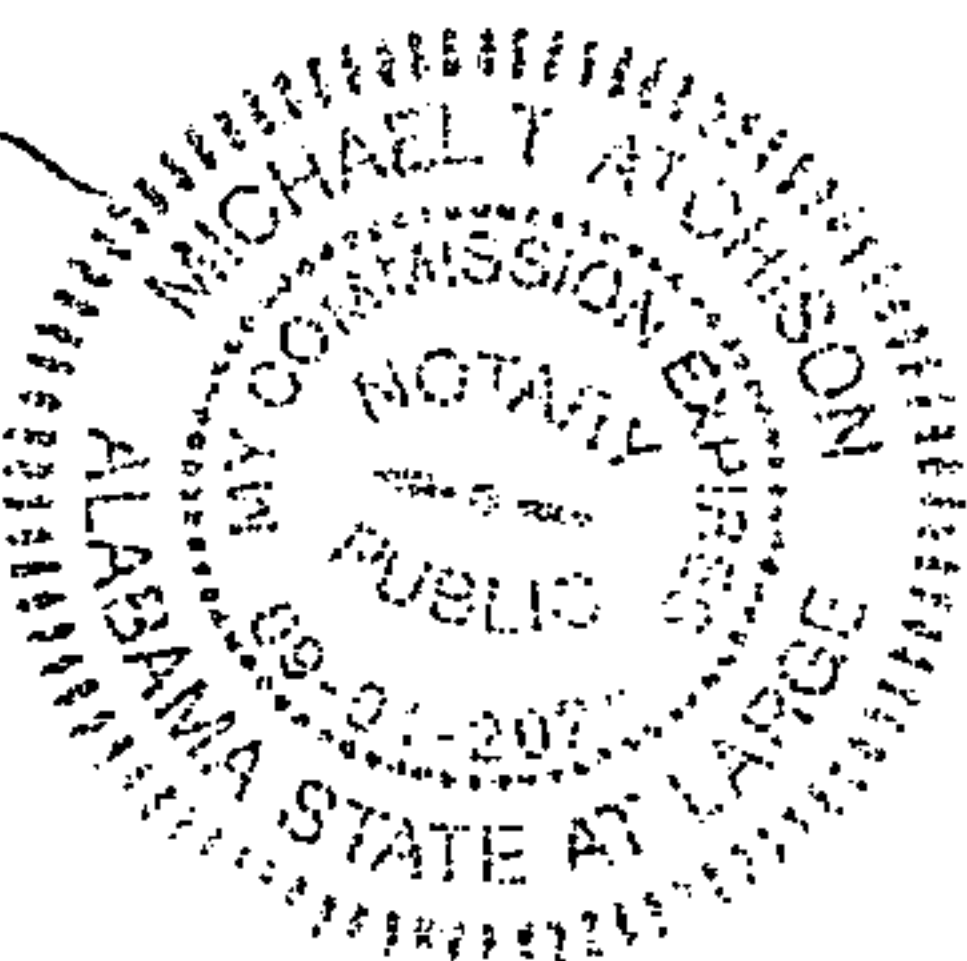
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Charles Boothe and Tina Boothe, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 31 minutes 23 seconds West along the West line of said 1/4-1/4 a distance of 76.55 feet to the point of beginning, said point also being on the Southerly right of way of Alabama Hwy. 25; thence North 84 degrees 24 minutes 21 seconds East along said right of way a distance of 211.17 feet; thence South 0 degrees 28 minutes 54 seconds West and leaving said right of way a distance of 209.77 feet; thence South 84 degrees 20 minutes 54 seconds West a distance of 211.35 feet; thence North 0 degrees 31 minutes 23 seconds East a distance of 210.00 feet to the point of beginning.

LESS AND EXCEPT: A 60-foot easement more particularly described as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 31 minutes 23 seconds West along the West line of said 1/4-1/4 a distance of 76.55 feet to a point on the Southerly right of way of Alabama Hwy. 25; thence North 84 degrees 24 minutes 21 seconds East along said right of way a distance of 33.00 feet to the point of beginning of the centerline of a 60-foot easement lying 30-feet to either side of and parallel to described centerline; thence South 0 degrees 32 minutes 21 seconds West along said centerline a distance of 167.00 feet; thence South 58 degrees 6 minutes 47 seconds East a distance of 70.12 feet to the end of said centerline.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County



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Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Charles Boothe Tina Boothe	Grantee's Name	Shelby County Gospel Mission
Mailing Address	26010 Hwy 25 Wilsonville, AL 35186	Mailing Address	<i>P.O. Box 54 Columbiana, AL 35051</i>
Property Address	26010 Highway 25 Wilsonville, AL 35186	Date of Sale	August 31, 2022
		Total Purchase Price	\$120,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 of 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 August 30, 2022

Print Charles Boothe

Unattested

Sign *Charles Boothe*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)