



20221013000398770 1/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
10/13/2022 01:38:26 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kathy D. Barnes, as Trustee and authorized signer of Cedar Grove Freewill Baptist Church, an unincorporated nonprofit association (herein referred to as GRANTOR) does grant, bargain, sell and convey unto the Davis Family Cemetery, an unincorporated nonprofit association (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and run South 0 deg. 24 min. West for 737.6 feet; then run North 83 deg. 42 min. West for 1094.85 feet to the point of beginning; then run North 83 deg. 42 min. West for 105.0 feet; then run North 0 deg. 34 min. West for 105.0 feet; then run South 83 deg. 42 min. East for 105.0 feet; then run South 0 deg. 34 min. East for 105.0 feet to the point of beginning, containing  $\frac{1}{4}$  acre, more or less.

Also an easement for ingress and egress from Shelby Count Hwy 5 to the above described property along the south line of the Cedar Grove Freewill Baptist Church property.

It is intended by this deed to convey the East  $\frac{1}{2}$  of the property described in deed recorded in Deed Book 287, Page 151, in the Probate Office of Shelby County, Alabama, being used as a cemetery.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S successors and assigns covenant with the said GRANTEE and its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S successors and assigns shall warrant and defend the same to the said GRANTEE and



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its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
12<sup>th</sup> day of October, 2022.

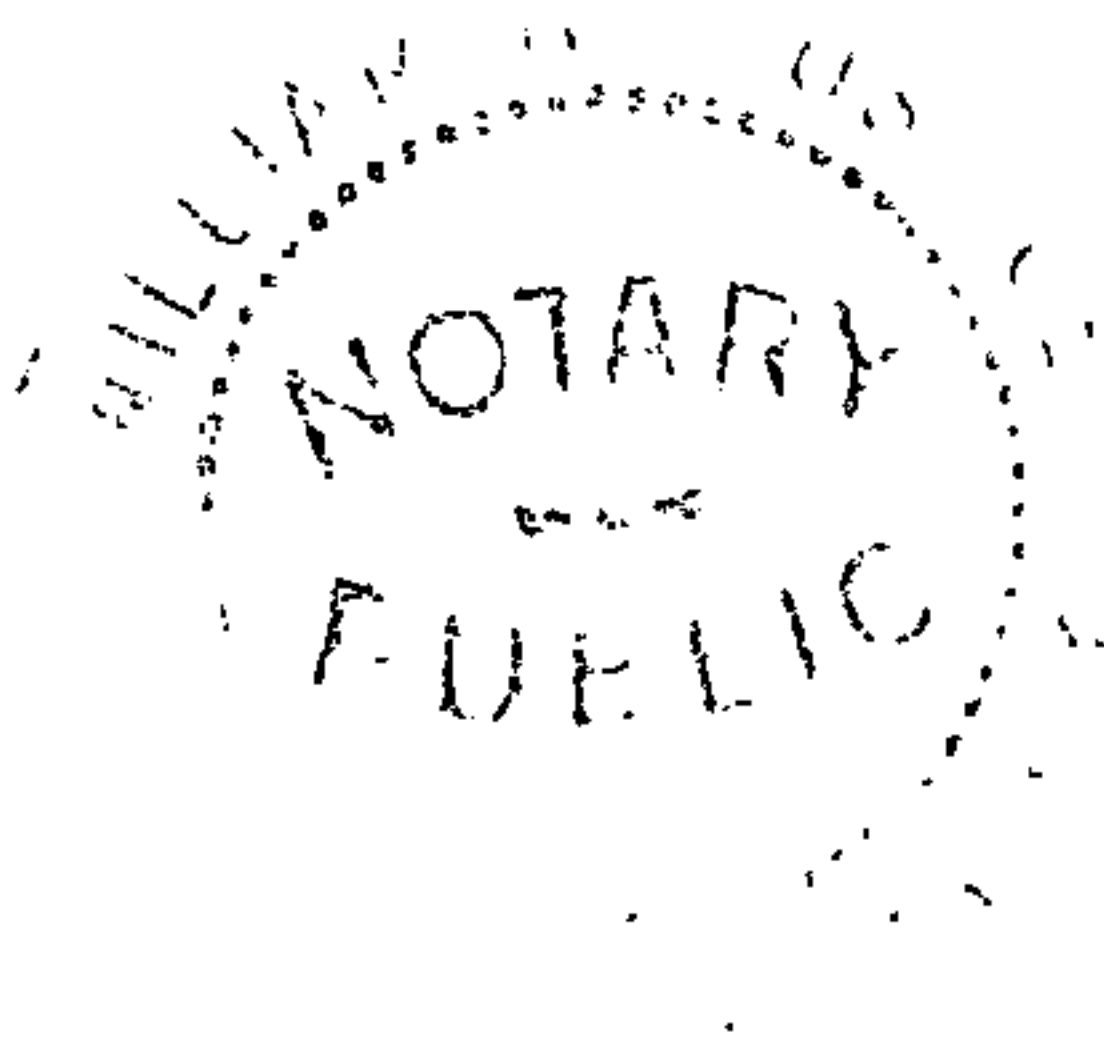
Cedar Grove Freewill Baptist Church

By Kathy D. Barnes  
Kathy D. Barnes  
As its Trustee and authorized signer

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy D. Barnes, whose name as Trustee and authorized signer pursuant to a Statement of Authority on behalf of Cedar Grove Freewill Baptist Church, an unincorporated nonprofit association, 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, he or she as such authorized signer and with full authority, executed the same voluntarily for and as the act of said unincorporated association.

Given under my hand and official seal this 12<sup>th</sup> day of October, 2022.



William R. Jantner  
Notary Public  
My commission expires: 9/12/23

# Real Estate Sales Validation Form



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

Grantor's Name Cedar Grove Freewill Baptist Church  
Mailing Address 35 Davis Road  
Wilsonville, AL 35186

Grantee's Name Davis Family Cemetery  
Mailing Address 35 Davis Road  
Wilsonville, AL 35186

Property Address 1450 Hwy 5  
Wilsonville, AL 35186

Date of Sale 10/12/22  
Total Purchase Price \$

or  
Actual Value \$ 9,165.00

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 1/2 assessor's current market value  
☐ 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 10/12/22

Print Kathy D. Barnes

☐ Unattested

(verified by)

Sign

Kathy D. Barnes

☒ Grantor ☐ Grantee/Owner/Agent circle one

Form RT-1