

Send Tax Notice to:

Darren Wells  
Karen Davis Wells  
304 Wynlake Circle  
Alabaster, AL 35007

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Base Partners, LLC, a Nevada Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is 3040 Independence Drive, Homewood, AL 35209, hereby grant, bargain, sell and convey unto **Darren Wells and Karen Davis Wells** (herein referred to as grantees) whose mailing address is 304 Wynlake Circle, Alabaster, AL 35007 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 304 Wynlake Circle, Alabaster, AL 35007 to wit:

**Lot 5, according to the Survey of Wynlake Subdivision, Phase 1, as recorded in Map Book 19, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama.**


Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$190,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. The said grantor does, for itself and for its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8<sup>th</sup> day of December, 2023.

**Base Partners, LLC**  
**a Nevada Limited Liability Company**

  
By: **Mason Sanders**  
Its: **Member**

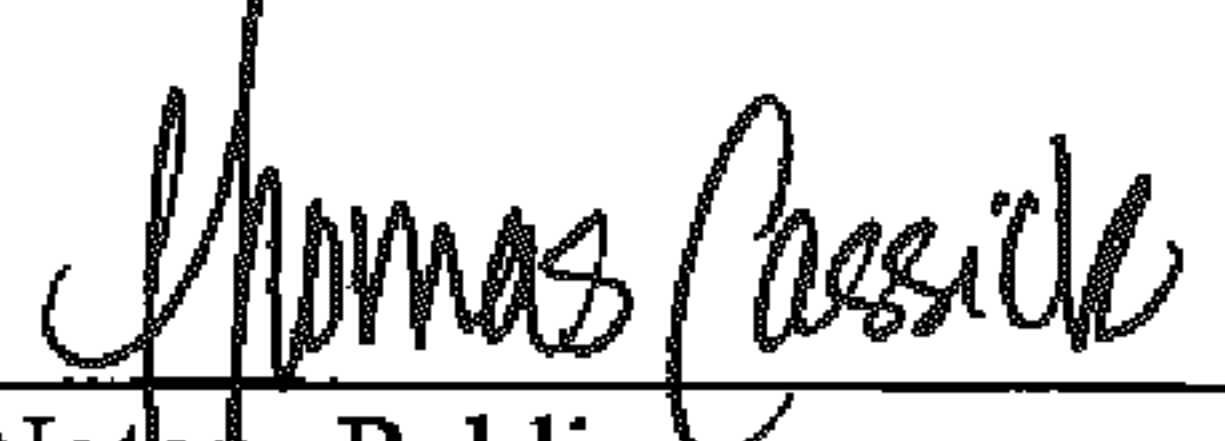
  
By: **William Schaefer**  
Its: **Member**

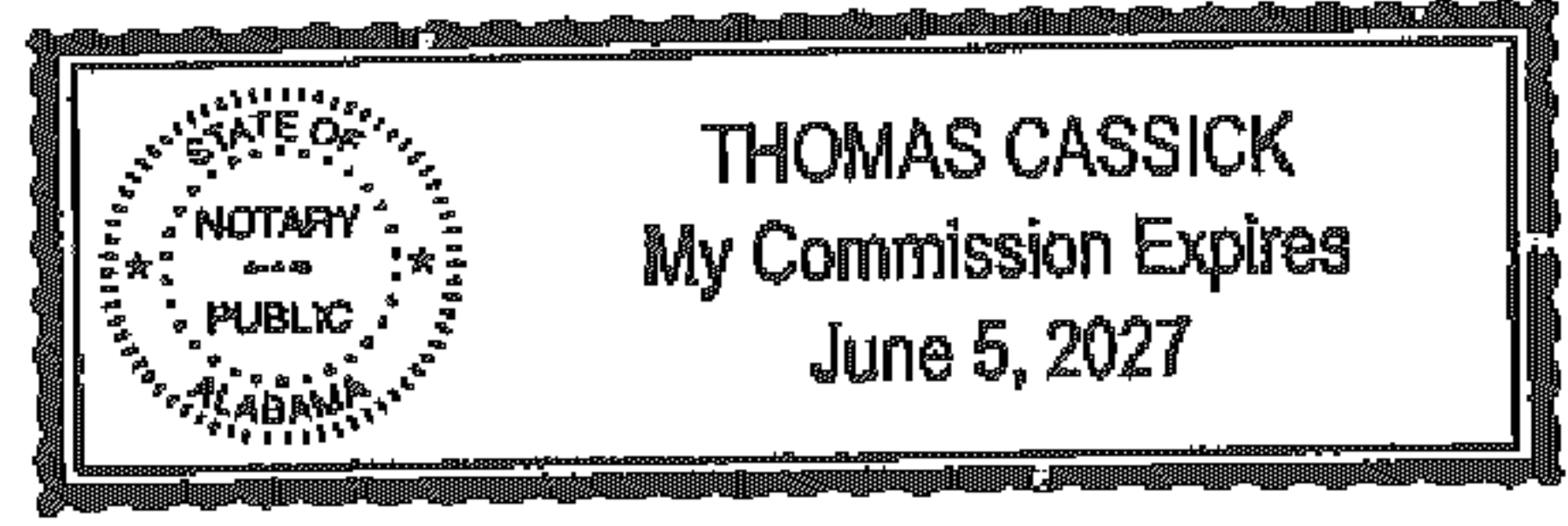
STATE OF ALABAMA  
COUNTY OF Jackson

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Mason Sanders** and **William Schaefer**, whose names are signed to the foregoing conveyance as **Members of Base Partners, LLC, a Nevada Limited Liability Company**, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 8<sup>th</sup> day of December, 2023.

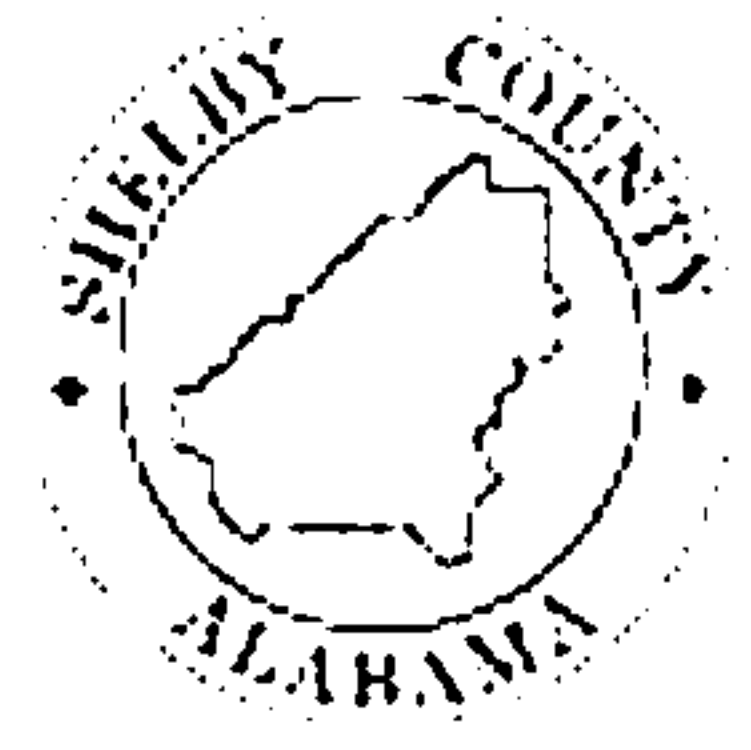
My Commission Expires: 6/5/2027

  
Notary Public



(S E A L)

This instrument was prepared by:  
Thomas F. Cassick  
Law Offices of Thomas F. Cassick, LLC  
2226 Williamsburg Drive  
Pelham, AL 35124  
ATB3961



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
12/11/2023 10:10:23 AM  
\$155.00 BRITTANI  
20231211000355540

*Alvin S. Bevil*