

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brian Thomas Properties, LLC
175 Baron Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX THOUSAND and NO/100 (\$6,000.00)**, and other good and valuable consideration to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Brian Thomas, a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, **Brian Thomas Properties, LLC** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.


This Property constitutes no part of the homestead of the Grantor herein.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 2016.

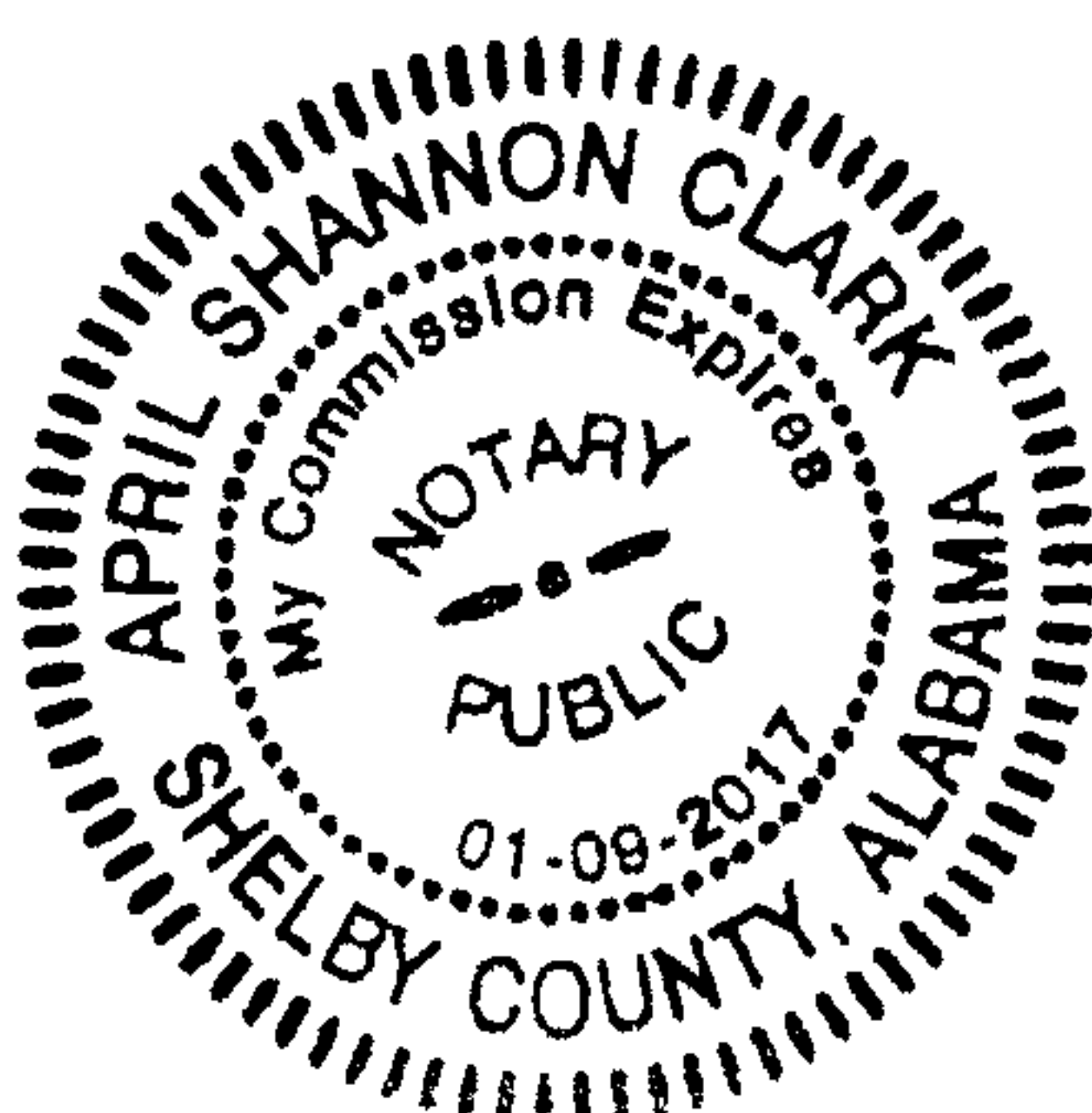
Shelby County, AL 06/27/2016
State of Alabama
Deed Tax: \$6.00

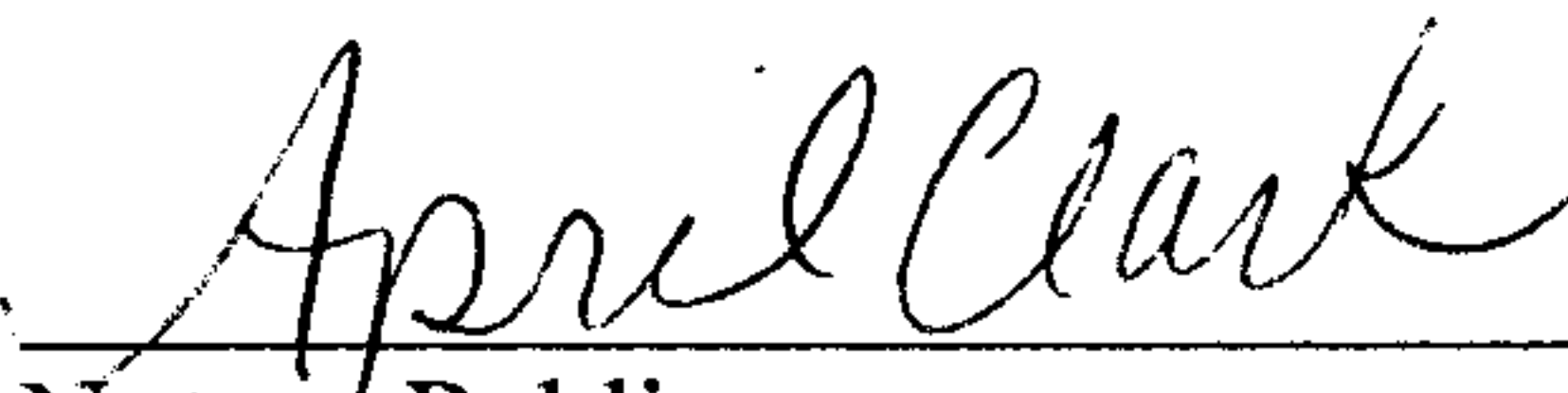

Brian Thomas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Brian Thomas***, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2016.




Notary Public
My Commission Expires: 1-9-2017



20160627000221030 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:37 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Parcel B: A parcel of land in the Northeast quarter of the Northeast quarter of Section 10, Township 21 South, Range 1 East, being part of the same land described in a deed to Coy L. and Betty J. House, recorded in Deed Book 306, at Page 391, of the real property records of Shelby County, Alabama. Said parcel being more particularly described as follows: Commencing at a 3/8 inch rebar found at the Northeast corner of said Section 10; thence South 00 Degrees 07 Minutes 16 Seconds East along the East line of said section, a distance of 676.07 feet to a point; thence South 88 Degrees 37 Minutes 42 Seconds West a distance of 385.98 feet to a rebar with a cap stamped "S, Wheeler RPLS 16165" set at the point of beginning; thence South 88 Degrees 37 Minutes 42 Seconds West a distance of 117.98 feet to a half inch rebar set with a cap stamped "S, Wheeler RPLS 16165"; thence North 02 Degrees 38 Minutes 05 Seconds West a distance of 689.25 feet to a half inch rebar set with a cap stamped "S, Wheeler RPLS 16165" on the South right of way of County Highway No. 9; thence along a curve to the right in said right of way having a radius of 5690.12 feet and a chord bearing of South 89 Degrees 19 Minutes 05 Seconds East and arc length of 39.73 feet to a point; thence South 89 Degrees 09 Minutes 25 Seconds East along the South line of County Highway No. 9 a distance of 108.80 feet to a rebar with a cap stamped "S, Wheeler RPLS 16165", set; thence South 00 Degrees 05 Minutes 38 Seconds East a distance of 683.62 feet to the point of beginning. According the survey of Sid Wheeler, dated March 20, 1998.




20160627000221030 2/4 \$29.00
Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:37 AM FILED/CERT

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.


20160627000221030 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:37 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brian Thomas
Mailing Address 175 Baron Drive
Chelsea, AL 35043

Grantee's Name Brian Thomas Properties
Mailing Address 175 Baron Drive
Chelsea, AL 35043

Property Address 2141 Hwy 9
Wilsonville, AL

Date of Sale 6-23-16
Total Purchase Price \$ _____
Or
Actual Value \$ 6,000.00
Or
Assessors 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 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6-23-16

☐ Unattested
(verified by)

Print Brian Thomas
Sign Brian Thomas
(Grantor/Grantee/Owner/Agent) circle one

