

Send tax notice to:
SINCLAIR PROPERTIES, LLC
5020 CAHABA VALLEY TRACE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017719

WARRANTY DEED

**20171205000435980
12/05/2017 01:50:44 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLES THOMAS, JR. and RASHIDEA THOMAS, Husband and Wife **whose mailing address** is: 1060 Hampton Place, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by SINCLAIR PROPERTIES, LLC **whose mailing address** is: 5020 Cahaba Valley Trace, Birmingham, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 15, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.


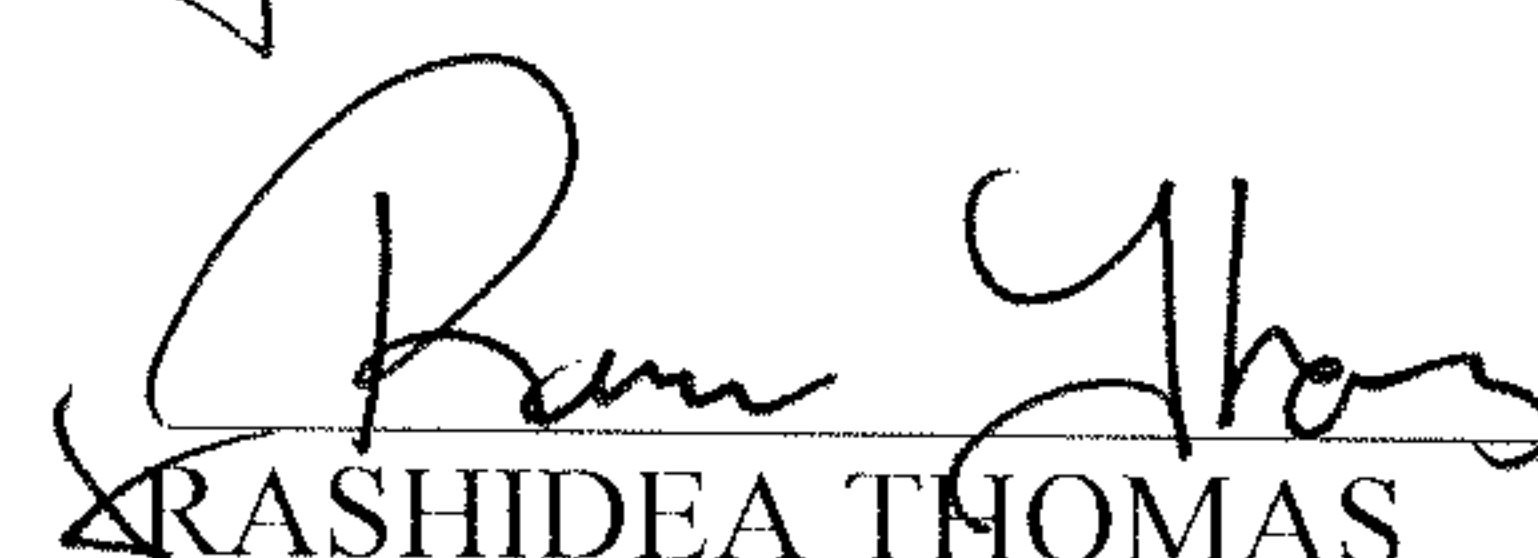
SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions and covenants appearing of record in Real Volume 160, Page 278
5. Right of way granted to south Central Bell Telephone Company recorded in Real Volume 224, Page 579.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

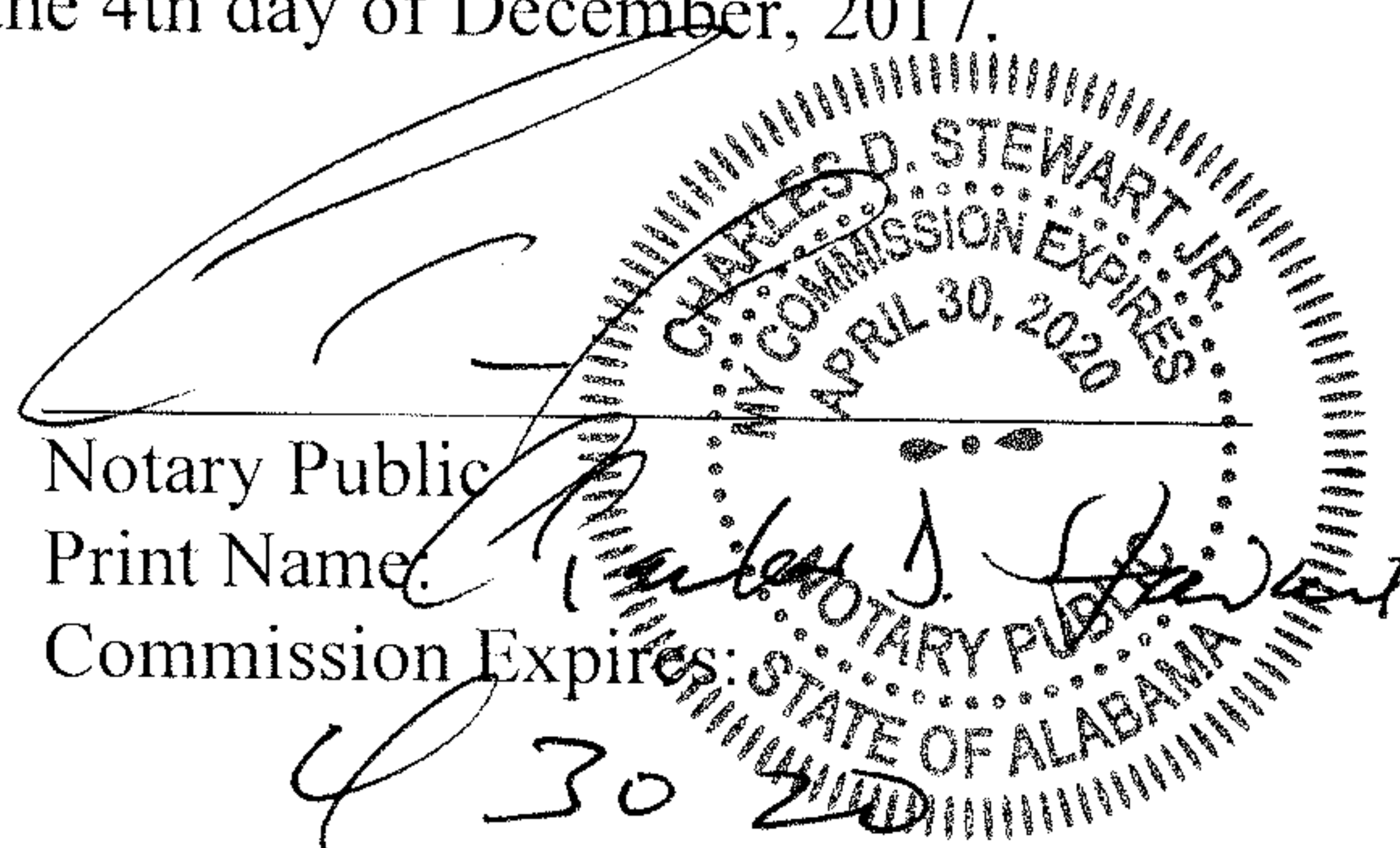
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 4th day of December, 2017.


CHARLES THOMAS, JR.

RASHIDEA THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES THOMAS, JR. and RASHIDEA THOMAS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of December, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 01:50:44 PM
\$238.00 CHERRY
20171205000435980

