THIS INSTRUMENT PREPARED BY: Courtney A. Moseley, Esq. Estes Closings, LLC. 2188 Parkway Lake Drive, Ste. 101 Hoover, AL. 35244

SEND TAX NOTICE TO: **Gregory Grant Thomas** 2473 Vale Drive Birmingham, AL 35244

WARRANTY DEED Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF SHELBY)	

That in consideration of the sum of Three Hundred Forty-Eight Thousand and 00/100 DOLLARS (\$348,000.00) to the undersigned Grantor in hand paid by the GRANTEEs herein, the receipt whereof is hereby acknowledged, I

Deep South Partners, LLC

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Gregory Grant Thomas and Jana M. Thomas

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 5, Block 1, according to the Survey of Indian Valley Subdivision, First Sector, as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$330,600.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees as joint tenants, with right of survivorship their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And it does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and it 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, the said GRANTOR has hereunto set their signature and seal, this the1st day of March, 2021.

Deep South Partners, LLC

By: Derek Lemke Its Member

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derek Lemke, whose named a Member of Deep South Partners, LLC, 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 as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, the 1st day of March, 2021

SEAL

Constitution and the Constitution of the Const R. TIMOTHY ESTES My Commission Expires July 11, 2023

Notary Public My Commission Expires: 7.11.23

Real Estate Sales Validation Form

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

Grantor's Name	Deep South Partners, LLC	Grantee's NameJ	ana M. Thomas	
Mailing Address	270 Doug Baker Blvd, Suite 253 Birmingham, AL 35242	Mailing Address		
Property Address	2473 Vale Drive Birmingham, AL 35244	Date of Sale <u>N</u>	larch 1, 2021	
		Total Purchase Price\$	348,000.00	
		or Actual Value <u>\$</u>		
		or Assessor's Market Value <u>\$</u>		
•	rice or actual value claimed on this k one) (Recordation of documentar			
Bill of Sale X Sales Cont Closing Sta		Appraisal Other	<u></u>	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
Instructions				
	and mailing address - provide the eir current mailing address.	name of the person or p	persons conveying interest to	
Grantee's name property is being	e and mailing address - provide the	e name of the person or	persons to whom interest to	
	ss - the physical address of the protection of the protection of the property was conveyed	-	available. Date of Sale - the	
	price - the total amount paid for the instrument offered for record.	purchase of the property,	both real and personal, being	
conveyed by th	the property is not being sold, the entering instrument offered for record. The ser or the assessor's current market	nis may be evidenced by	·	
excluding curre responsibility of	provided and the value must be cent use valuation, of the property valuing property for property tax page 1975 § 40-22-1(h).	as determined by the lo	cal official charged with the	
accurate. I furth	est of my knowledge and belief that er understand that any false stater dicated in <u>Code of Alabama 1975</u> §	nents claimed on this forn		
Date March 1, 20	21	Print Depp South Partner By: Derek Lemke, M	s/LLC ember	
Unattested	(verified by)	Sign Grantor/Grantee/Ov	vner/Agent) circle one	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 03:36:08 PM
\$42.50 CHERRY
20210302000105180

