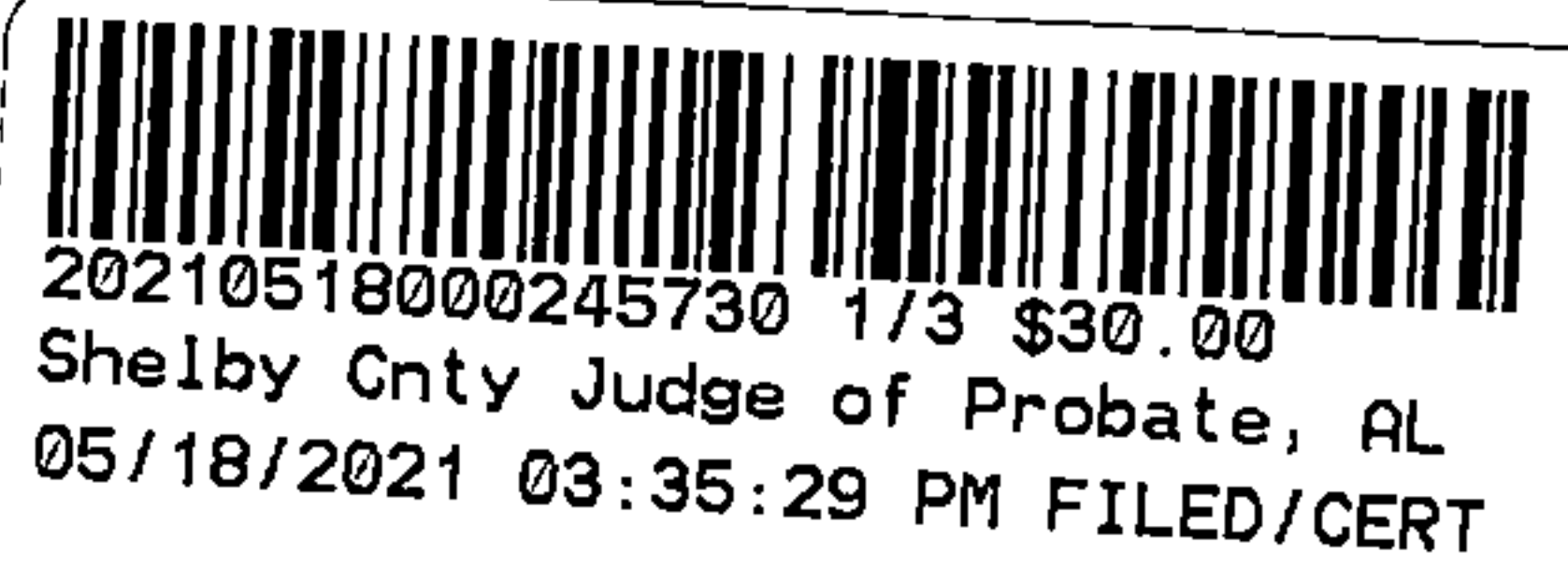


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Richard Earl Cribbs, III
151 Highway 471
Sterrett, AL 35147



STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eight Thousand and 00/100 (\$108,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Brian Thomas Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Richard Earl Cribbs, III**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$106,043.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

Brian Thomas Properties is one and the same entity as Brian Thomas Properties, LLC.

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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **13th** day of **May, 2021**.

Brian Thomas Properties, LLC

Brian Thomas, Managing Member

Shelby County, AL 05/18/2021
State of Alabama
Deed Tax: \$2.00

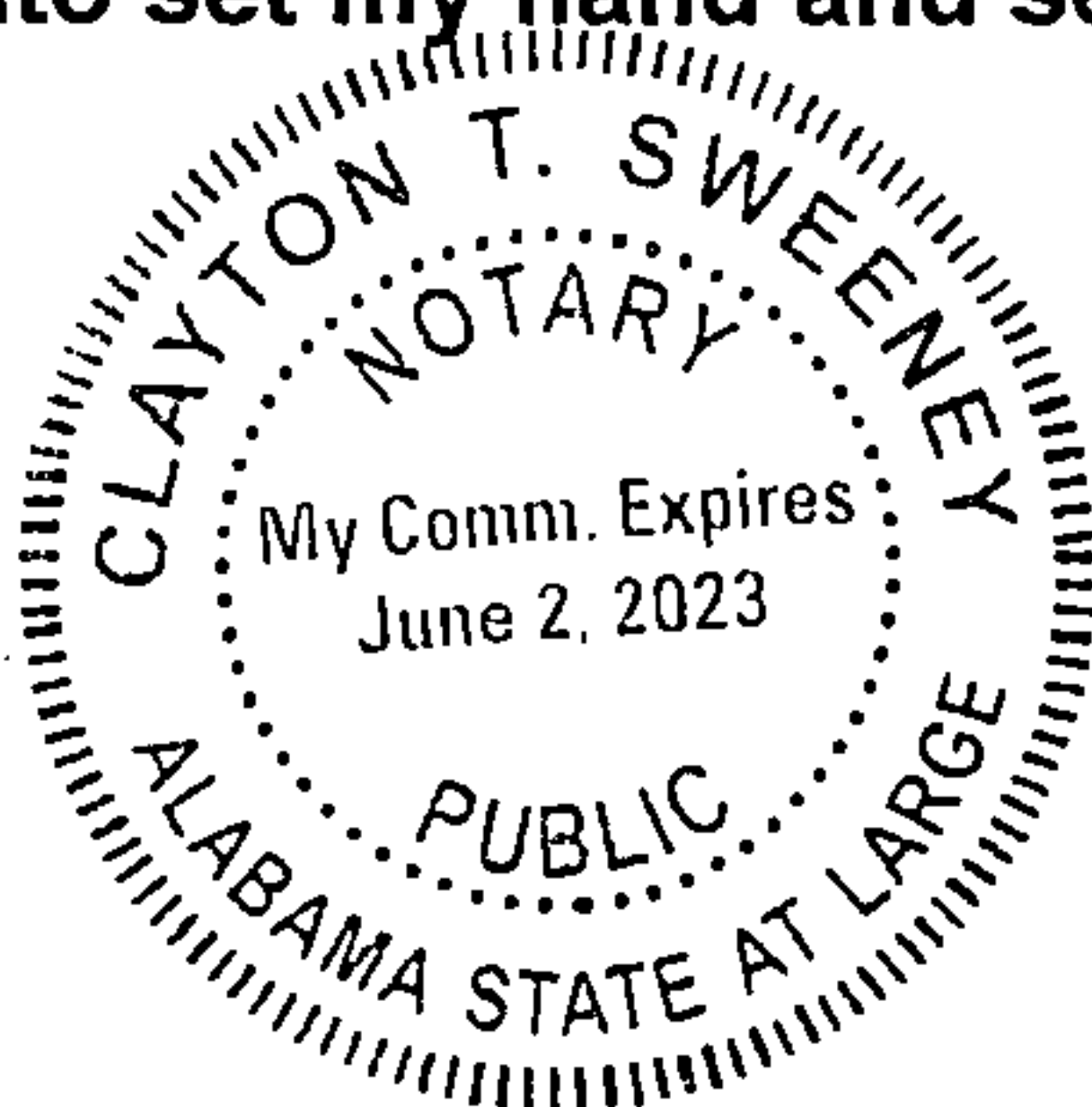
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brian Thomas, whose name as Managing Member of Brian Thomas Properties, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 06-02-2023



CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

Legal Description

Situated in the NE 1/4 of NW 1/4 of Section 30, Township 19 South, Range 1 East and more particularly described as follows:

Commence at the NE corner of the above-described NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 267.14 feet to the POINT OF BEGINNING; thence continue North 90 degrees 00 minutes 00 seconds West a distance of 134.00 feet; thence South 12 degrees 14 minutes 49 seconds East a distance of 280.42 feet to the northerly R.O.W. line of Shelby County Highway 471; thence North 80 degrees 39 minutes 54 seconds East and along said R.O.W. line a distance of 23.94 feet to a curve to the left, having a radius of 260.00 feet, subtended by a chord bearing North 60 degrees 09 minutes 23 seconds East and a chord distance of 166.22 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 169.19 feet; thence North 41 degrees 30 minutes 51 seconds East and along said R.O.W. line a distance of 24.69 feet; thence North 32 degrees 59 minutes 00 seconds West and leaving said R.O.W. line a distance of 201.41 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated April 14, 2021.



20210518000245730 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
05/18/2021 03:35:29 PM 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 Properties LLC	Grantee's Name	Richard Earl Cribbs, III
Mailing Address	4898 Valleydale Road, Ste 200 Birmingham, AL 35242	Mailing Address	151 Highway 471 Sterrett, AL 35147
Property Address	151 Highway 471 Sterrett, AL 35147	Date of Sale	May 13, 2021
		Total Purchase Price	\$ 108,000.00
		or	
		Actual Value	\$
		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/ Assessor's Appraised Value
 Sales Contract
 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: _____

Unattested

(verified by)

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

