

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

120 Shady Acres, LLC

120 Shady Acres Road
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Michael E. Thomas**, a married man, and **Alton Eugene Bradberry**, a married man, do hereby grant, bargain, sell and convey unto **120 Shady Acres, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Saginaw Acres, as recorded in Map Book 27, Page 70 in the Probate Office of Shelby County, Alabama.

More particularly described as follows:

Commence at the SE corner of Section 12, Township 21 South, Range 3 West; thence run North along said section line a distance of 751.83 feet to the point of beginning; thence continue along last described course a distance of 269.54 feet; thence turn an angle of 82°48'22" left run a distance of 182.00 feet; thence turn an angle of 88°00'31" left and run a distance of 268.05 feet; thence turn an angle of 91°52'25" left and run a distance of 224.58 feet to the point of beginning. According to the survey of Rodney Shiflett, dated June 1, 2000.

SUBJECT TO: (1) Taxes for the year 2016 and subsequent years; (2) Easements and building line as shown on recorded map; (3) Less and except any part of subject property lying within any road right-of-way.

Sellers make no warranties as to title to the minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. In the event they have not previously been conveyed, they are conveyed herewith.

The property described herein does not constitute the homestead of either of the grantors.

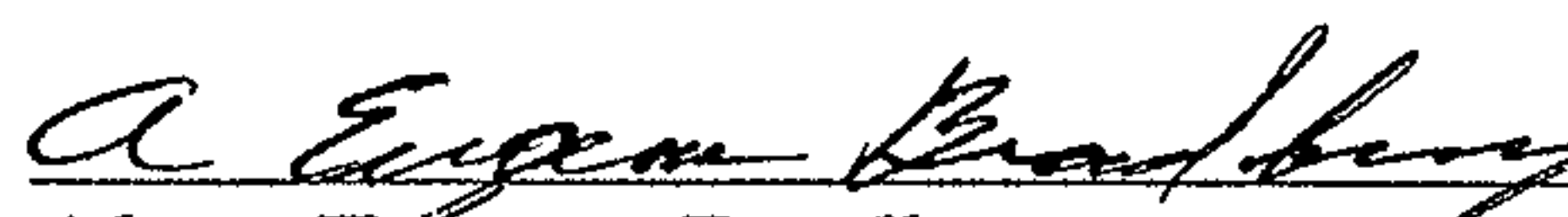
\$112,500 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of January, 2016.


Michael E. Thomas


Alton Eugene Bradberry

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael E. Thomas** and **Alton Eugene Bradberry**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

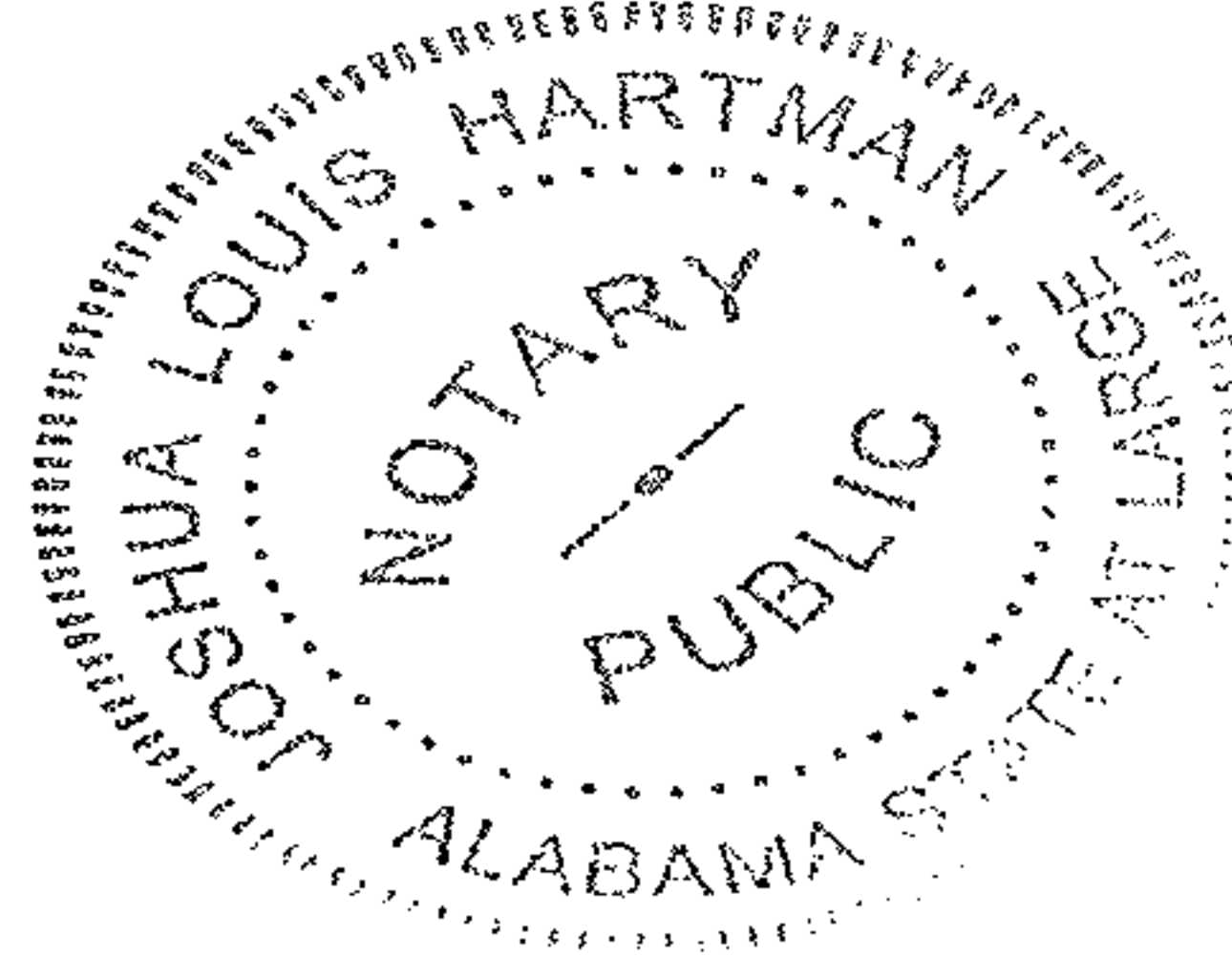
Given under my hand and official seal this 4th day of January, 2016.

My Commission Expires:



Notary Public

JOSHUA LOUIS HARTMAN
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 19, 2016



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael E. Thomas
Alton Eugene Bradberry

Mailing Address 1617 Woodfern Drive
Homewood, AL 35209

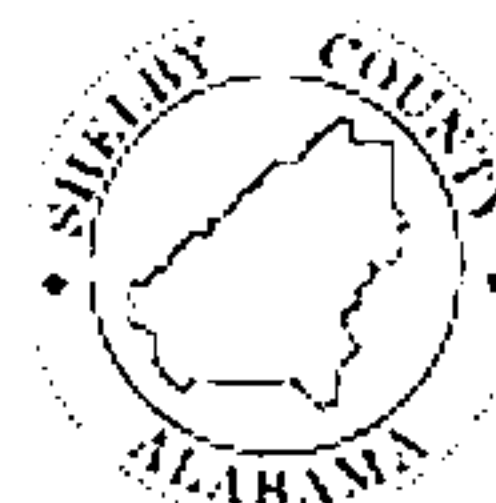
Grantee's Name 120 Shady Acres, LLC

Mailing Address 120 Shady Acres Road
Alabaster, AL 35007

Property Address 120 Shady Acres Road
Alabaster, AL 35007

Date of Sale January 5, 2015

Total Purchase Price \$170,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/07/2016 08:04:53 AM
\$77.50 CHERRY
20160107000005790

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	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 January 5, 2015

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one