

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

175 Baron Dr
Chelsea, AL, 35043

File No.: MV-16-23182

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Stewart Stanbro**, a married man man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas Properties LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

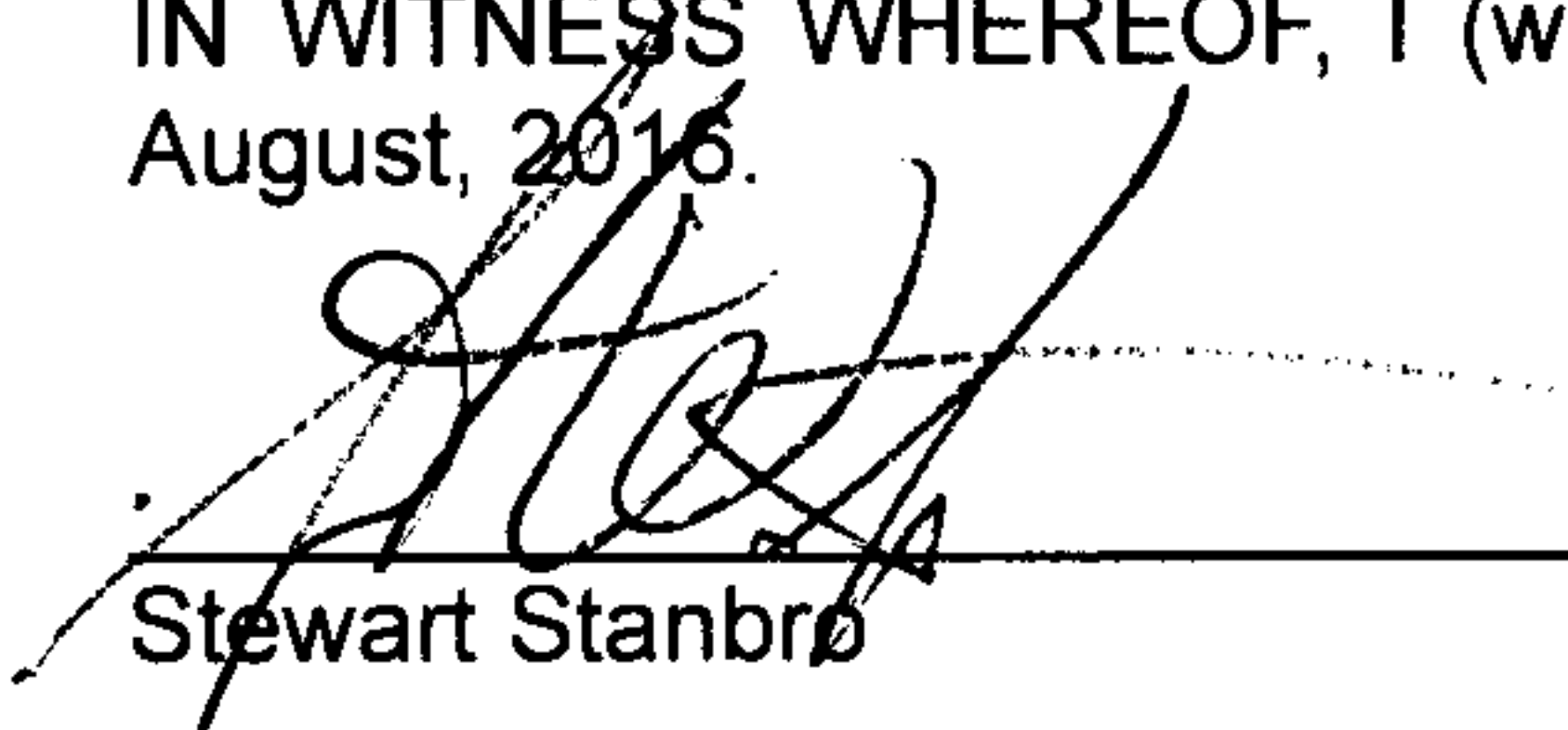
Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of August, 2016.

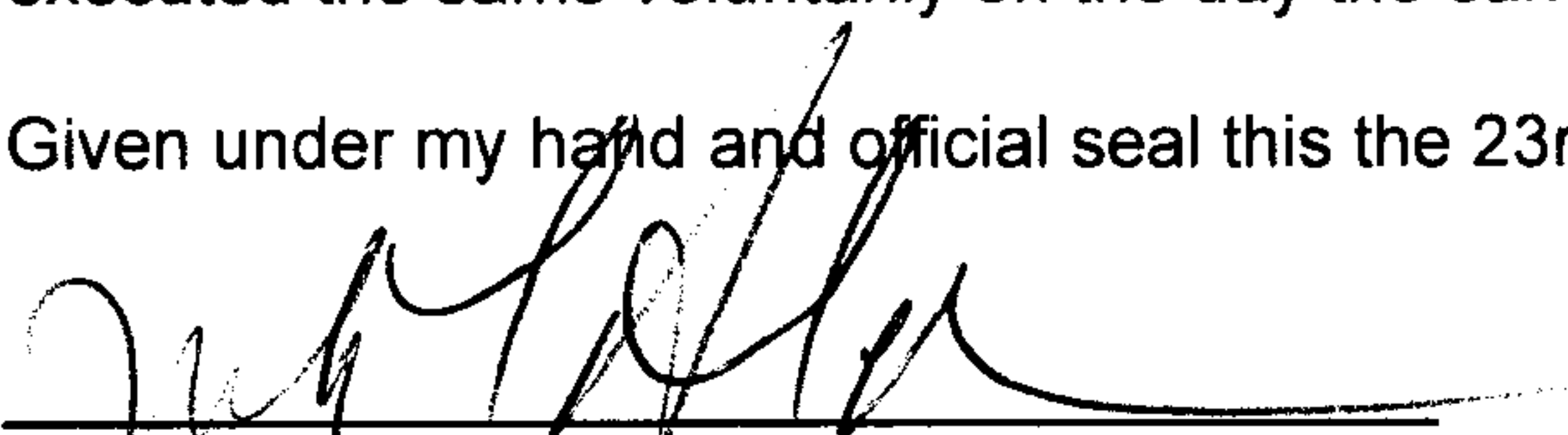

Stewart Stanbro

State of Alabama

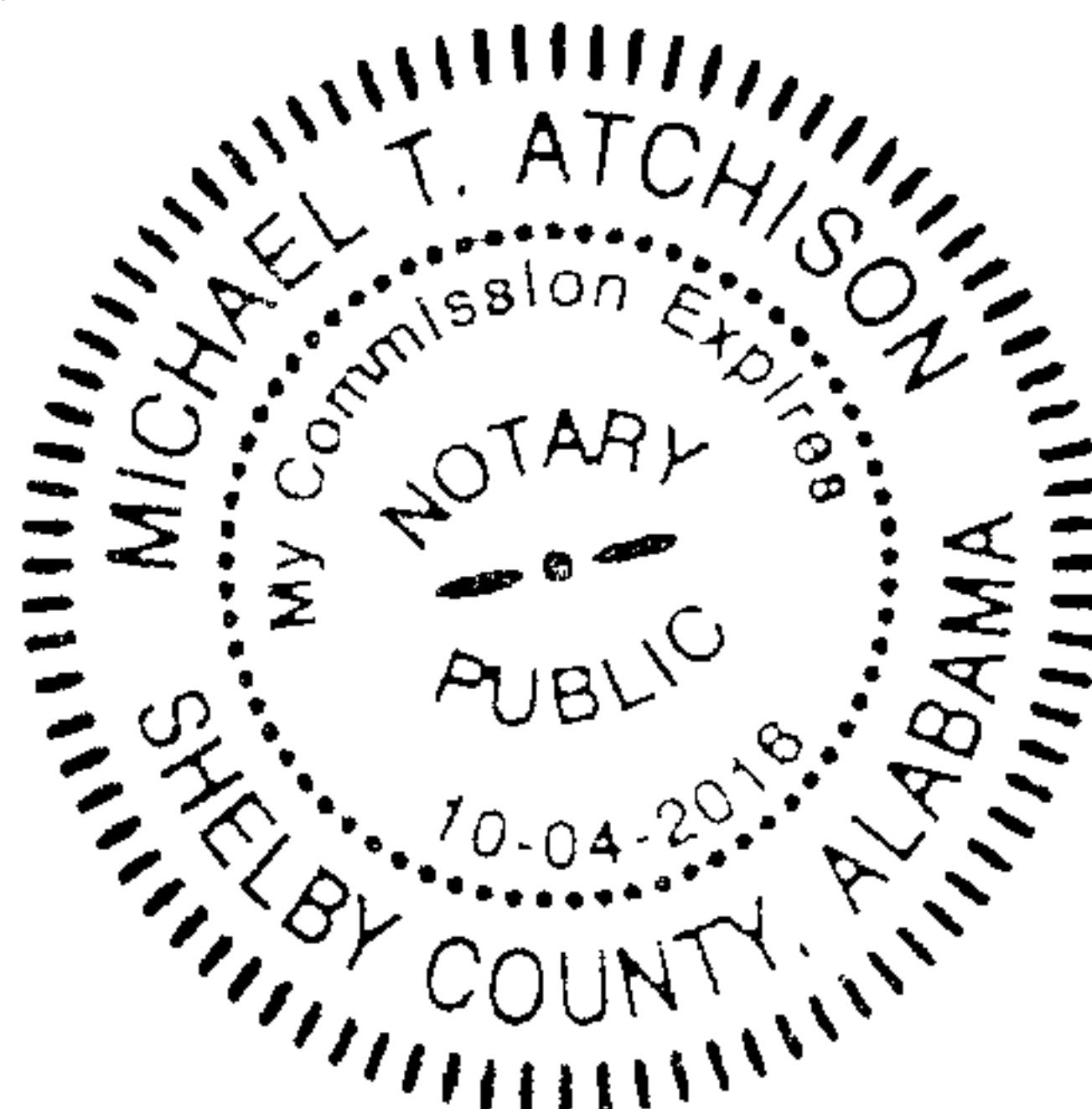
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Stewart Stanbro, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

Shelby County, AL 08/30/2016
State of Alabama
Deed Tax: \$60.00



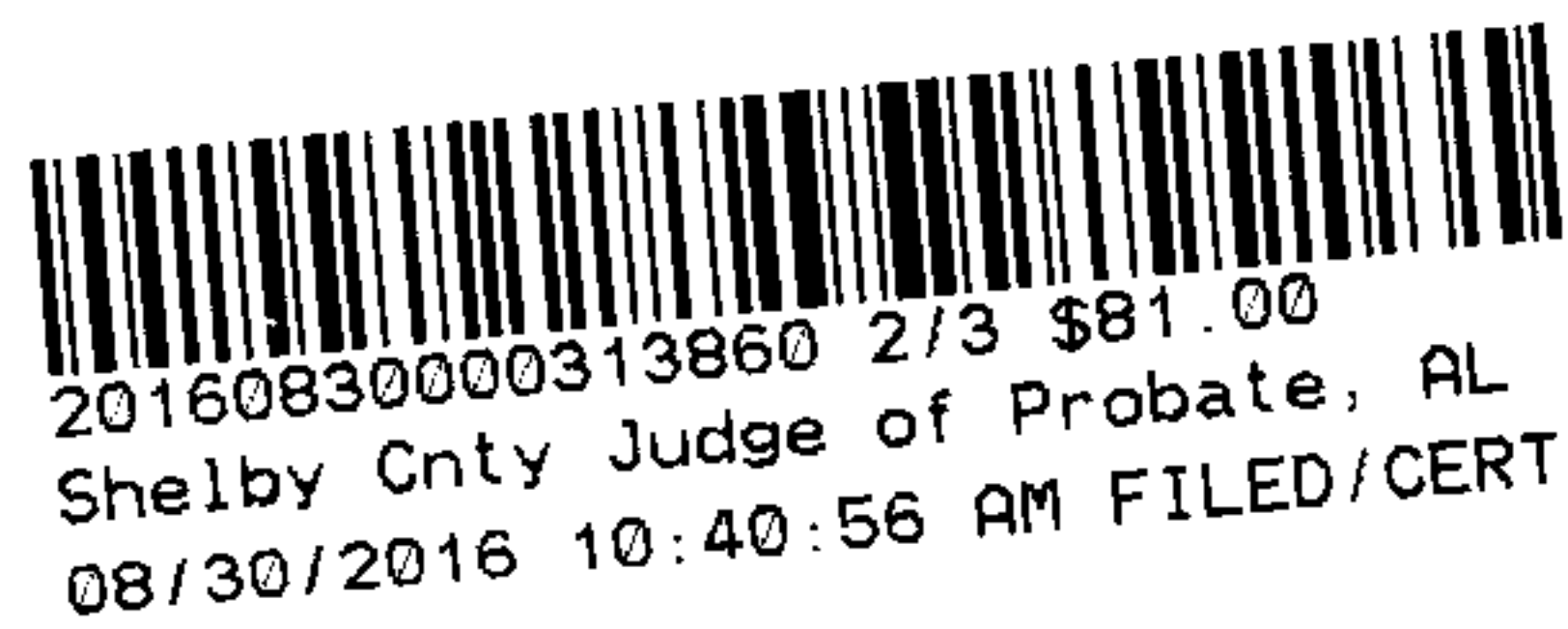

20160830000313860 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
08/30/2016 10:40:56 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4, Section 4, Township 20 South, Range 1 West; thence run south along the East line of said 1/4-1/4 section a distance of 193.00 feet to the point of beginning; thence continue south along the East line of said 1/4-1/4 section a distance of 14.26 feet to the center of the Old Birmingham-Columbiana Road; thence turn an angle of 122 degrees 58 minutes 54 seconds to the right and run along said road a distance of 265.91 feet to the Southeast right of way of Shelby County Highway No. 39; thence turn an angle of 115 degrees 44 minutes 31 seconds to the right and run along said highway right of way a distance of 66.97 feet; thence turn an angle of 2 degrees 11 minutes 45 seconds to the left and continue along said highway right of way a distance of 48.52 feet; thence turn an angle of 1 degree 50 minutes 28 seconds to the left and continue along said highway right of way a distance of 25.00 feet; thence turn an angle of 83 degrees 22 minutes 48 seconds to the right and run a distance of 276.83 feet; thence turn an angle of 131 degrees 29 minutes 21 seconds to the right and run a distance of 80.00 feet to the point of beginning.

Situated in the Southwest 1/4 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4, Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT, property conveyed in deed recorded in Real Book 80, Page 140, Probate Office, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Stewart Stanbro
Mailing Address 343 Pittman Dr
Vandiver Ala 35176

Grantee's Name Brian Thomas Properties LLC
Mailing Address 175 Barron Dr
Chelsea, AL 35043

Property Address 3515 Hwy 39
Chelsea, AL 35043

Date of Sale August 23, 2016
Total Purchase Price \$60,000.00

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
☒ 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 of 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 August 24, 2016

Print Stewart Stanbro

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20160830000313860 3/3 \$81.00
Shelby Cnty Judge of Probate, AL
08/30/2016 10:40:56 AM FILED/CERT

Form RT-1