


This Instrument was Prepared by:

Send Tax Notice To: Anthony Vincent Smeraglia
Natalie Caitlin Smeraglia

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

File No.: MV-16-23338


20161206000444230 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
12/06/2016 09:50:13 AM FILED/CERT

2141 Hwy 9
Wilsonville AL 35186

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Four Thousand Four Hundred Dollars and No Cents (\$124,400.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Anthony Vincent Smeraglia and Natalie Caitlin Smeraglia**, (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

\$122,146.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of November, 2016.

Brian Thomas Properties, LLC

B, *Brian Thomas* managing member
Brian Thomas, Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Brian Thomas as Managing Member of Brian Thomas Properties, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 2016.

Shelby County, AL 12/06/2016
State of Alabama
Deed Tax: \$2.50


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

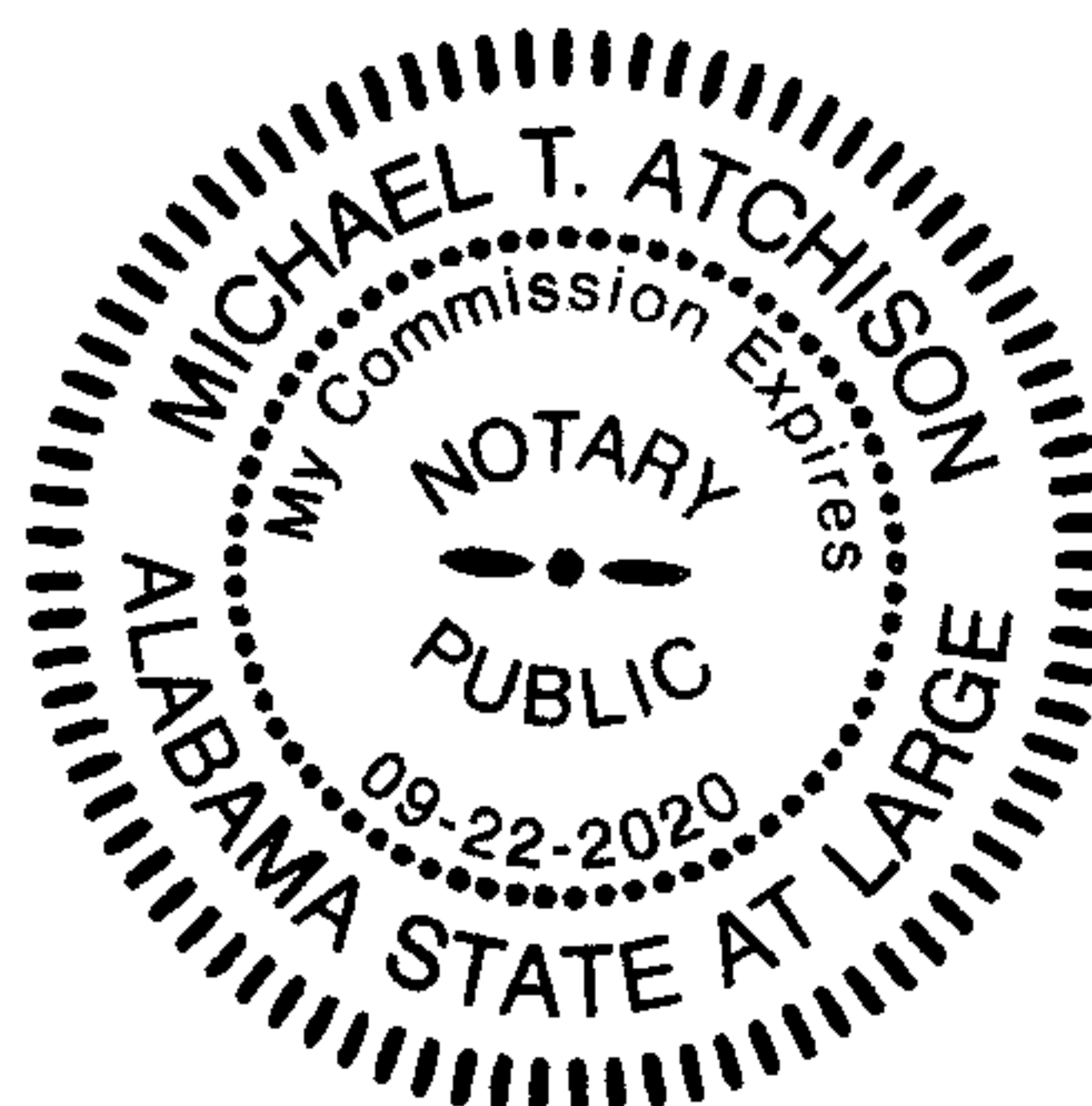



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 10, Township 21 South, Range 1 East, being part of the same land described in a deed to Coy L. and Betty J. House, recorded in Deed Book 306, at Page 591, of the real property records of Shelby County, Alabama. Said parcel being more particularly described as follows:

Commencing at a 3/8" rebar found at the Northeast corner of said Section 10; thence South 00 degrees 07 minutes 16 seconds East along the East line of said section, a distance of 676.07 feet to a point; thence South 88 degrees 37 minutes 42 seconds West a distance of 385.98 feet to a rebar with a cap stamped "S. Wheeler RPLS 16165" set at the point of beginning; thence south 88 degrees 37 minutes 42 seconds West a distance of 117.98 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 02 degrees 38 minutes 05 seconds West a distance of 689.25 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" on the South right of way of County Highway No. 9; thence along a curve to the right in said right of way having a radius of 5690.12 feet and a chord bearing of South 89 degrees 19 minutes 05 seconds East and arc length of 39.73 feet to a point; thence South 89 degrees 09 minutes 25 seconds East along the South line of County Highway No. 9 a distance of 108.80 feet to a rebar with a cap stamped "S. Wheeler RPLS 16165", set; thence South 00 degrees 05 minutes 38 seconds East a distance of 683.62 feet to the point of beginning. Situated in Shelby County, Alabama.
According to the survey of Sid Wheeler, dated March 20, 1998.


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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
Mailing Address x 175 Baron Pk
Chelsea, AL 35043

Grantee's Name Anthony Vincent Smeraglia
Natalie Caitlin Smeraglia
Mailing Address 2141 Hwy 9
Wilsonville, AL 35186

Property Address 2141 Hwy 9
Wilsonville, AL 35186


Date of Sale November 29, 2016
Total Purchase Price \$124,400.00

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement

xx Appraisal
xx Other


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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 November 22, 2016

Print Brian Thomas Properties, LLC

Unattested

Sign

(verified by)


(Grantor/Grantee/Owner/Agent) circle one