

This Instrument was Prepared by:

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

File No.: S-17-24117

Send Tax Notice To: Justin Chapman
Cassie Chapman

3515 Cord 39
Chelsea AL 35043

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby



20170921000344670 1/3 \$269.00
Shelby Cnty Judge of Probate, AL
09/21/2017 01:17:41 PM FILED/CERT

That in consideration of the sum of **Two Hundred Forty Eight Thousand Dollars and No Cents (\$248,000.00)**, 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, **Brian Thomas Properties, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Justin Chapman and Cassie Chapman**, (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 taxes for 2017 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 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 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 15th day of September, 2017.

Brian Thomas managing member

Brian Thomas Properties, LLC
By: Brian Thomas, Managing Member

Shelby County, AL 09/21/2017
State of Alabama
Deed Tax: \$248.00

State of Alabama

County of Shelby

* Brian Thomas as Managing Member

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that ~~Brian Thomas~~ Brian Thomas Properties, LLC, 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 15th day of September, 2017.

April Clark

Notary Public, State of Alabama
April Clark

My Commission Expires: September 22, 2020

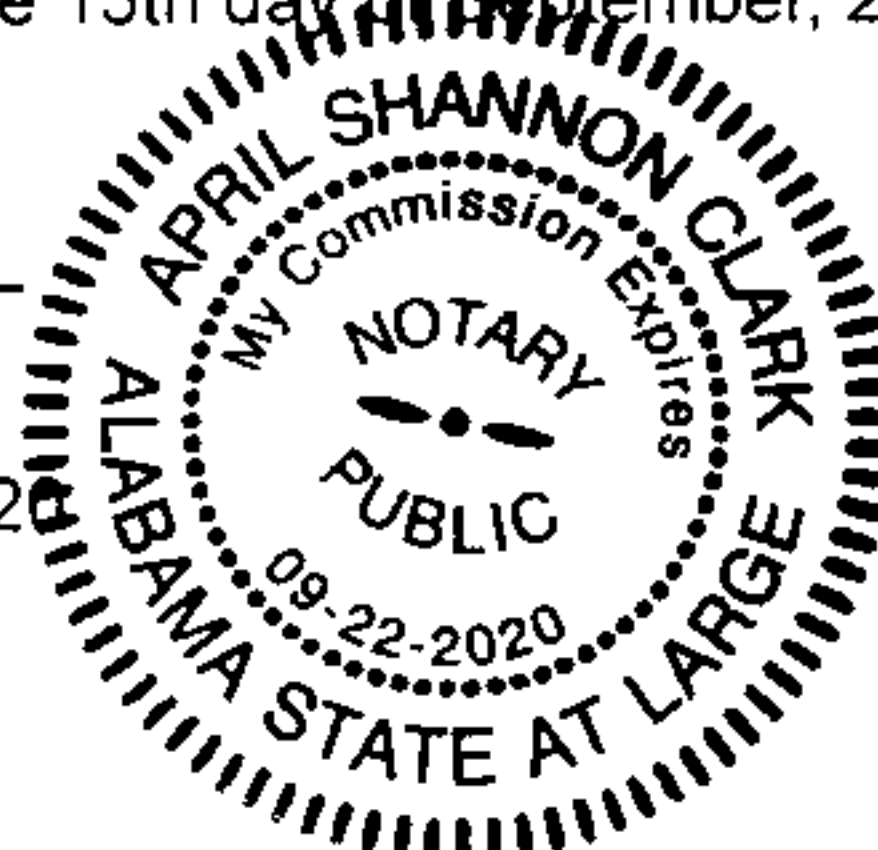



EXHIBIT "A"
LEGAL DESCRIPTION


20170921000344670 2/3 \$269.00
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Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 193.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 14.23 feet; thence North 56 degrees 55 minutes 45 seconds West, a distance of 266.24 feet to the southerly R.O.W. line of Shelby County Highway 39, 80' ROW, said point being the beginning of a non-tangent curve to the left, having a radius of 2240.00 a central angle of 03 degrees 35 minutes 34 seconds and subtended by a chord which bears North 57 degrees 19 minutes 17 seconds East and a chord distance of 140.44 feet; thence along the arc of said curve and said R.O.W. line, a distance of 140.46 feet; thence South 41 degrees 48 minutes 58 seconds East and leaving said R.O.W. line, a distance of 277.07 feet; thence South 89 degrees 43 minutes 19 seconds West, a distance of 79.83 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated August 24, 2016.

ALSO Easement more particularly described:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 207.23 feet; thence North 56 degrees 55 minutes 45 seconds West, a distance of 109.51 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence North 53 degrees 50 minutes 26 seconds West a distance of 152.95 feet to the southerly R.O.W. line of Shelby County Highway 39, 80' ROW, said point being the beginning of a non-tangent curve to the right, having a radius of 2240.00. a central angle of 00 degrees 14 minutes 04 seconds and subtended by a chord which bears South 59 degrees 00 minutes 02 seconds West, and a chord distance of 9.16 feet; thence along the arc of said curve and said R.O.W. line, a distance of 9.16 feet; thence South 53 degrees 16 minutes 43 seconds East and leaving said R.O.W. line, a distance of 157.05 feet to the POINT OF BEGINNING OF SAID EASEMENT.

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
175 Barton Rd
Mailing Address Chelsea AL 35043
Co Rd
Property Address 3515 Highway 39
Chelsea, AL 35043

Grantee's Name Justin Chapman
Cassie Chapman
Mailing Address 3515 Co Rd 39
Chelsea AL 35043
Date of Sale September 15, 2017
Total Purchase Price \$248,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ 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 September 14, 2017

Print Brian Thomas Properties, LLC

Unattested

Sign

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

(verified by)