



20180103000002960 1/3 \$76.00
 Shelby Cnty Judge of Probate, AL
 01/03/2018 01:45:23 PM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens & Justice
 P O Box 587
 Columbiana, AL 35051

Send Tax Notice to:
Brian Thomas Properties, LLC
175 Baron Drive
Chelsea, AL 35043

WARRANTY DEED

Shelby County, AL 01/03/2018
 State of Alabama
 Deed Tax: \$55.00

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY FIVE THOUSAND AND NO/00 DOLLARS (\$55,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sherrita Drake, unmarried, (herein referred to as grantor, whether one or more)** does 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way, and permits of record.

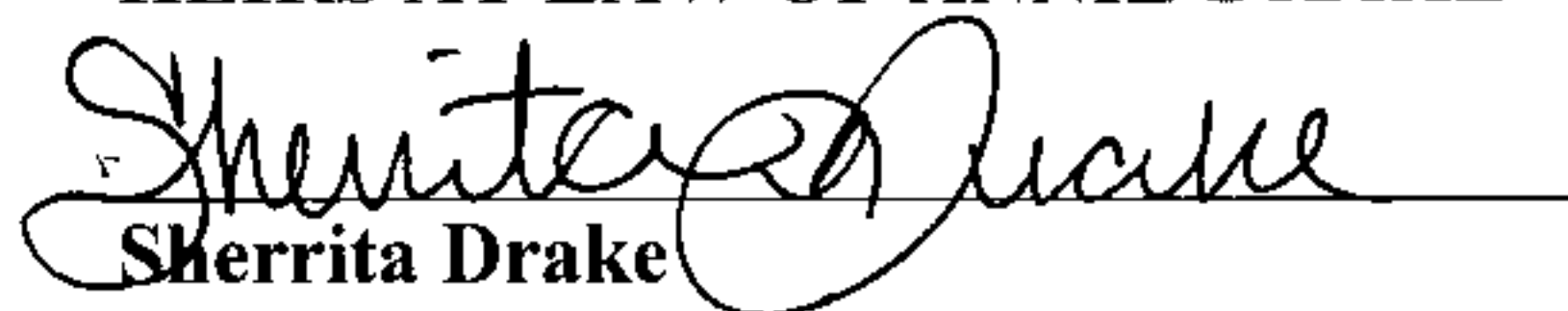
Sherrita Drake, is the sole surviving heir of Annie Drake, who died on Feb. 18, 2017. Annie Drake was unmarried at the time of her death.

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 successors and assigns, and 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, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December, 2017.

HEIRS AT LAW OF ANNIE DRAKE


 Sherrita Drake

STATE OF ALABAMA
 SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherrita Drake, who 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 conveyance She executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2017.






 Notary Public
 My Commission Expires: 3-31-19

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the back of the curb at the intersection of Washington Street and Old Highway 25; thence in an Easterly direction along Old Highway 25 a distance of 153 feet to a point; thence run Southerly a distance of 86 feet, more or less, to the back of the curb on the North side of the Mardis Ferry Public Road, sometimes known as Highway 28; thence run in a Westerly direction along said curb a distance of 155 feet to the intersection of the curb on the East side of Washington Street; thence run in a Northerly direction along the curb of Washington Street 42 feet to the point of beginning.

Being part of Lot 83, according to W. J. Horsley's Map of the Town of Columbiana, and being situated in the NE 1/4 of the NW 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.



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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 : Sherrita Drake
Mailing Address: 430 Jonesboro Circle
Columbiana AL 35051

Grantee's Name: Brian Thomas Properties, LLC
Mailing Address: 175 Baron Drive
Chelsea, AL 35043

Property Address: 100 Ferry Road
Columbiana, AL 35051

Date of Sale 12-29-17
Total Purchase Price \$ 55,000.00
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 -

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 12-29-17

Sign Sherrita Drake
(Grantor/Grantee/Owner/Agent) circle one
Print Sherrita Drake

☐ Unattested

(Verified by) _____

Form RT-1



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