

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

Send Tax Notice to:
James J. Thompson, Jr.
2025 Third Ave. N., Ste 216
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand and no/00 Dollars (\$20,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Thomas M. Owens, Jr. and wife, Patti B. Owens (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James J. Thompson, Jr., (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.

Also subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of January, 2018.

Thomas M. Owens, Jr.
Thomas M. Owens, Jr.

Patti B. Owens
Patti B. Owens

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas M. Owens, Jr. and Patti B. Owens** 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 he executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 16th day of January, 2018.




James R. Justice
Notary Public
My Commission Expires: 9-11-19

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the NE corner of the NE ¼ of the SE ¼ of Section 7, Township 18 South, Range 1 East; thence North 89 degrees 37 minutes West along the North line of said ¼- ¼ Section for a distance of 277.00 feet to the Northwesterly right of way line of Shelby County Highway #41; thence South 32 degrees 54 minutes West along said right of way 790.00 feet to the corner of the Pleasant Ridge Baptist Church Property; thence turn an angle of 101 degrees 12 minutes to the right and along said Church Property for a distance of 356.99 feet; thence turn an angle of 86 degrees 04 minutes to the left and run South 48 degrees 02 minutes West 312.55 feet; thence South 73 degrees 26 minutes West 360.00 feet to the Southwesterly corner of a parcel recorded in Deed Book 271, page 924, in the Probate Office of Shelby County, Alabama, and the point of beginning of parcel herein described; thence North 315.64 feet; thence 90 degrees 23 minutes to the right 259.77 feet; thence 89 degrees 37 minutes to the right 236.47 feet; thence 73 degrees 26 minutes to the right 271.57 feet to the point of beginning.

J. O. A.


20180118000016650 2/3 \$41.00
Shelby Cnty Judge of Probate: AL
01/18/2018 09:16:17 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Thomas M. Owens, Jr. & Patti B. Owens
Mailing Address 238 County Road 437
Sterrett, AL 35147

Grantee's Name: James J. Thompson, Jr.
Mailing Address: 2025 Thro Ave N Suite 216
Birmingham, AL 35203

Property Address: Pleasant Ridge Dr.
Shelby County, AL

Date of Sale 1-16-18
Total Purchase Price \$ 20,000.00
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 1-16-18

✓Sign Patti B Owens
(Grantor/Grantee/Owner/Agent) circle one

✓Print Patti B. Owens

Unattested

(Verified by)