

20180622000222190

06/22/2018 09:41:21 AM

DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Thomas Properties and Investments, LLC

5184 Caldwell Mill Rd.
Ste. 204 - Box 298
Birmingham, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty Thousand and NO/100 (\$150,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Larry R. Kelley and wife, Darlene C. Kelley** (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thomas Properties and Investments, L.L.C.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence Westerly along the South line of said Quarter-Quarter Section a distance of 616.70 feet to the point of beginning of the property being described, thence turn a deflection angle of 87 degrees 02 minutes 51 seconds left and run Southerly a distance of 30.79 feet to a point on the northerly right of way line of Highway No. 280; thence turn a deflection angle of 84 degrees 17 minutes 20 seconds right and run Westerly along said right of way line of said Highway a distance of 147.58 feet to a point; thence turn a deflection angle of 95 degrees 48 minutes 12 seconds right and run Northerly a distance of 148.34 feet to a point; thence turn a deflection angle of 84 degrees 11 minutes 47 seconds right and run Easterly a distance of 147.34 feet to a point, thence turn a deflection angle of 95 degrees 42 minutes 41 seconds right and run Southerly a distance of 117.53 feet to the point of beginning. Situated in Shelby County, Alabama.

Property Address: **12254 Highway 280, Sterrett, AL 35147**

\$100,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this May 3, 2018


Larry R. Kelley


Darlene C. Kelley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

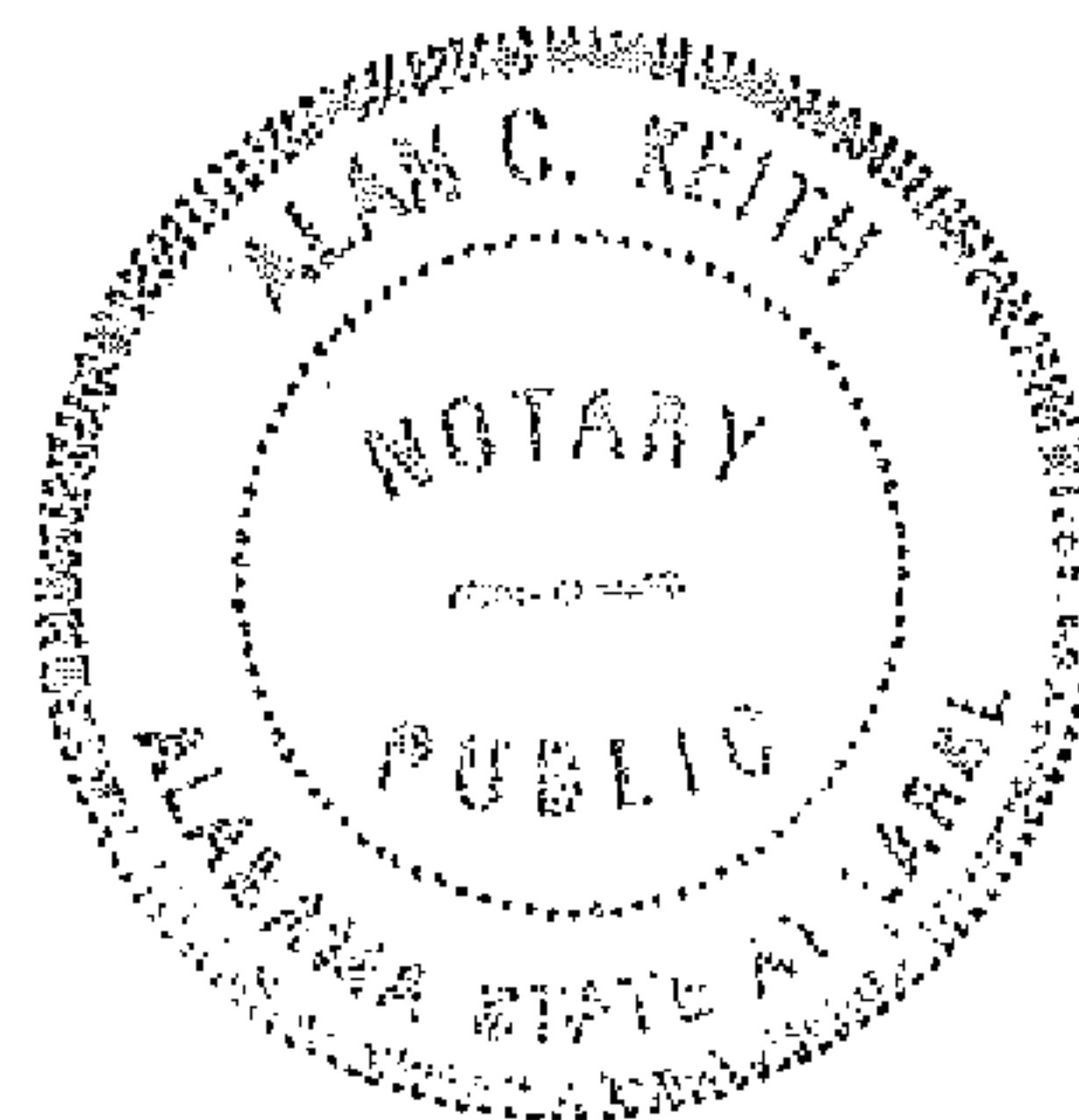
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Larry R. Kelley and Darlene C. Kelley**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date set out.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 3, 2018



NOTARY PUBLIC:

My Commission Expires: March 14, 2020



20180622000222190 06/22/2018 09:41:21 AM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name Larry R. Kelley and Darlene C. Kelley
Mailing Address 848 Tara Drive
Columbiana, AL 35051

Grantee's Name Thomas Property & Investments LLC
Mailing Address 5184 Caldwell Mill Road
Ste. 204-Box 298
Birmingham, AL 35244

Property Address 12254 Highway 280
Sterrett, AL 35147

Date of Sale 05/31/2018
Total Purchase Price \$ 150000.00
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 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 6/20/18

Print Jeff W. Parmer

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2018 09:41:21 AM
\$71.00 CHERRY
20180622000222190



Form RT-1