

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-18-24781

Send Tax Notice To: Dennis Michael Key
Barbara B. Key

351 Highway 32
Columbiana, Ala 35051

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 **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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 **Dennis Michael Key and Barbara B. Key**, (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 2018 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 11th day of July, 2018.

BRIAN THOMAS PROPERTIES, LLC



By Brian Thomas
Managing Member



20180716000251780 1/3 \$81.00
Shelby Cnty Judge of Probate: AL
07/16/2018 12:44:13 PM FILED/CERT

Shelby County, AL 07/16/2018
State of Alabama
Deed Tax: \$60.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brian Thomas as Managing Member of 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 11th day of July, 2018.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

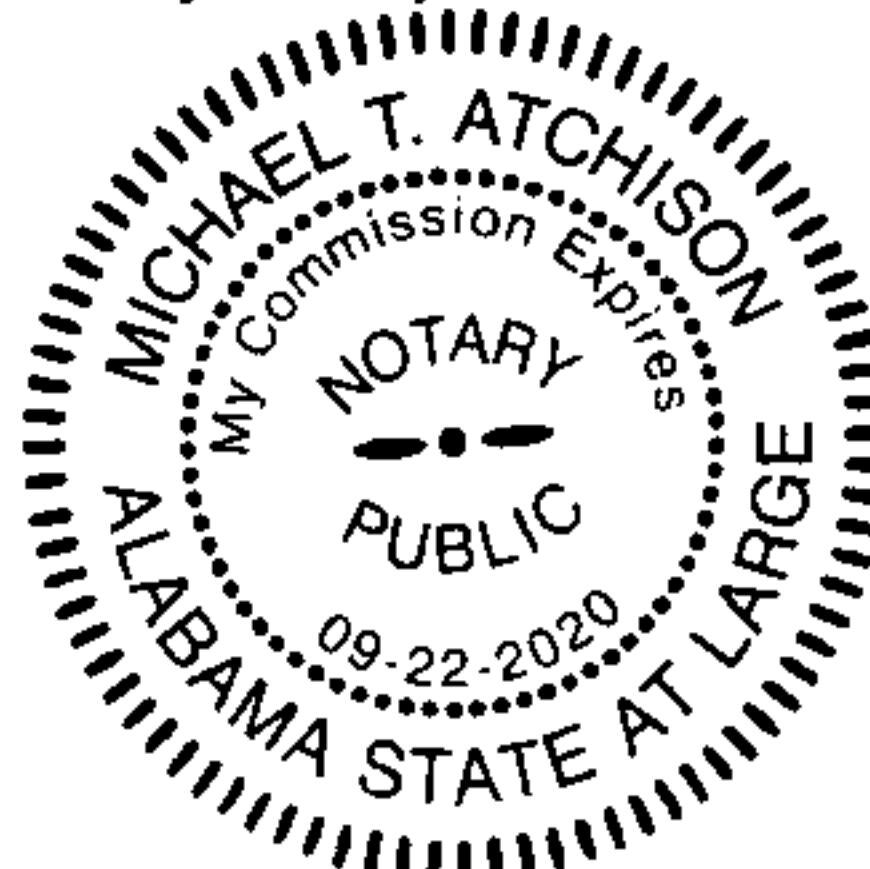


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of Lot 2 Hobbs Survey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 41; thence south 13 degrees 13 minutes 59 seconds East a distance of 100.00 feet to the point of beginning; thence South 63 degrees 38 minutes 54 seconds East a distance of 78.94 feet; thence South 38 degrees 07 minutes 55 seconds West a distance of 131.57 feet; thence North 47 degrees 49 minutes 35 seconds West a distance of 77.43 feet; thence North 38 degrees 06 minutes 40 seconds East a distance of 110.00 feet to the point of beginning.

According to the survey of Christopher P. Delucia, dated January 16, 2011.

PARCEL II:

Lot 2, Hobbs Survey as recorded in Map Book 34, Page 41, in the Probate Office, Shelby County, Alabama.

LESS AND EXCEPT part sold to Alabama Youth Homes as recorded in Inst. No. 2011050900013911 in Probate Office, Shelby County, Alabama.


20180716000251780 2/3 \$81.00
Shelby Cnty Judge of Probate: AL
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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 175 Berry Drive
Chelsea, AL 35004B

Grantee's Name Dennis Michael Key
Barbara B. Key
Mailing Address 331 Highway 32
Columbiana, AL 35051

Property Address 132 Lybrand Rd.
Westover, AL 35147

Date of Sale July 11, 2018
Total Purchase Price \$60,000.00
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	☐ 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 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).

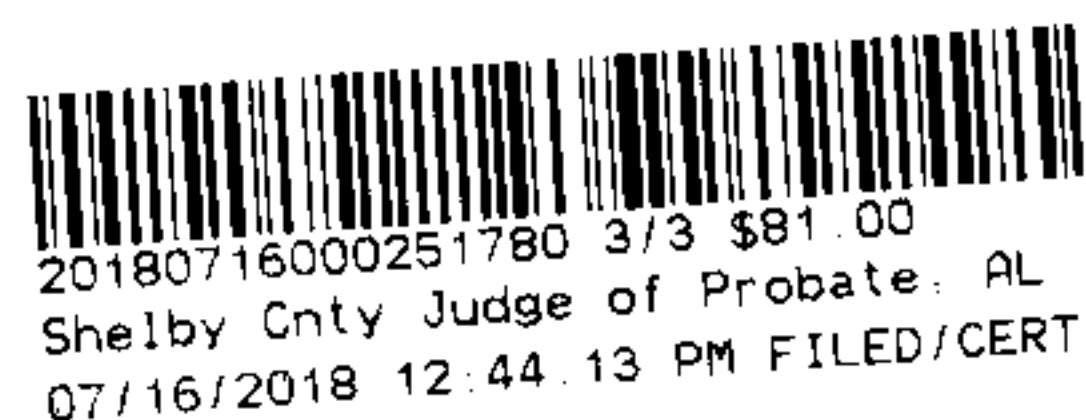
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 06, 2018

Print Brian Thomas Properties, LLC

Unattested
(verified by)

Sign Brian Thomas
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1