

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-18-25065

Send Tax Notice To: Jorge Barnard  
Anne Barnard  
118 Creekside Circle  
Chelsea, AL 35043

## CORPORATION FORM 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 **Four Hundred Forty Eight Thousand Dollars and No Cents (\$448,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jorge Barnard and Anne Barnard**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;


Lot 205, according to the survey of Lakewood, Phase 2, as recorded in Map book 36, Page 42, in the Probate Office of Shelby County, Alabama.

**\$425,600.00** 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Brian Thomas, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of December, 2018.

  
20181210000429930 1/2 \$40.50  
Shelby Cnty Judge of Probate, AL  
12/10/2018 01:36:28 PM FILED/CERT

BRIAN THOMAS PROPERTIES, LLC

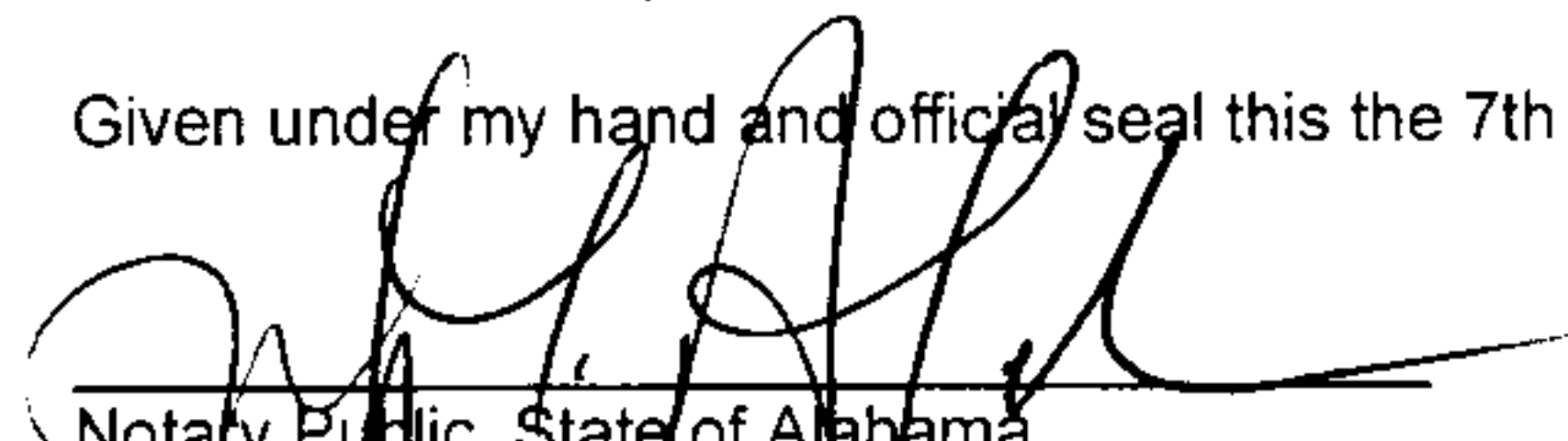
  
by Brian Thomas  
Managing Member

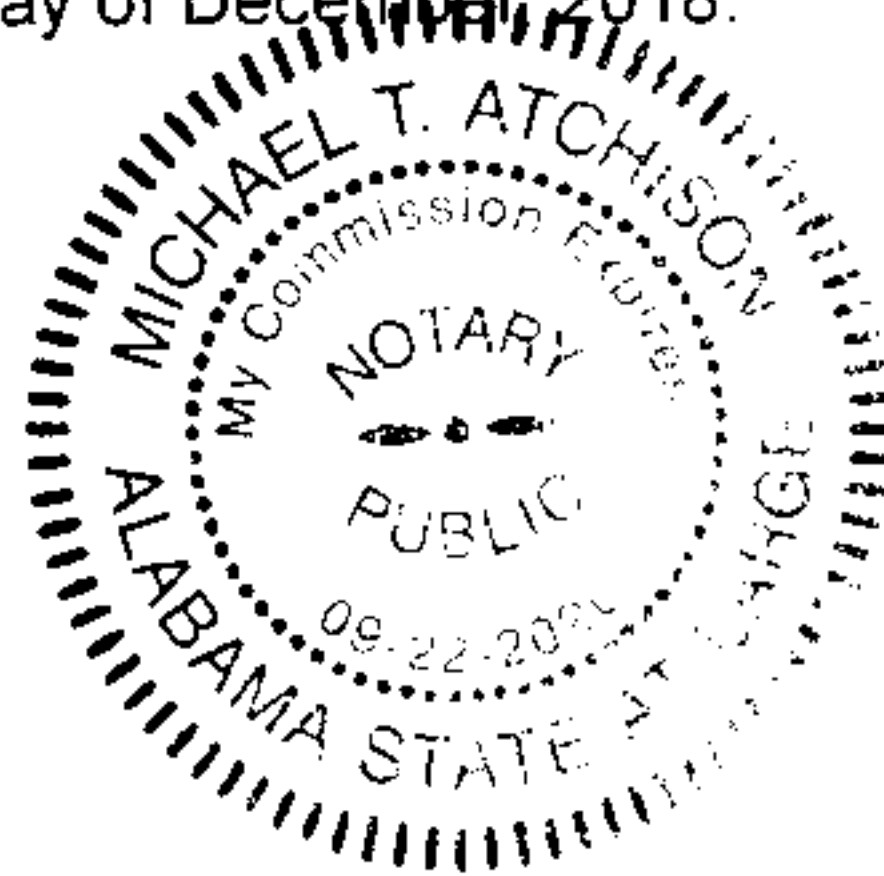
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for said County in said State, hereby certify that Brian Thomas, Managing Member of Brian Thomas Properties, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2018.

  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 12/10/2018  
State of Alabama  
Deed Tax: \$22.50

## 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

Grantee's Name Jorge Barnard

Mailing Address

175 Baron Dr  
Chelsea, AL 35043

Mailing Address

Anne Barnard

118 Creekside Circle

Chelsea, AL 35043

Property Address

118 Creekside Circle

Chelsea, AL 35043

Date of Sale December 07, 2018

Total Purchase Price \$448,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_



20181210000429930 2/2 \$40.50  
Shelby Cnty Judge of Probate, AL  
12/10/2018 01:36:28 PM FILED/CERT

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)

XX Bill of Sale  
XX Sales Contract  
XX Closing Statement

XX Appraisal  
XX 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 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 December 04, 2018

Print Brian Thomas Properties, LLC

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one