Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Jeffery Douglas Thomas & Peggy Samantha Thomas 30530 Hwy 25 Wilsonville, AL 35186

STATE OF ALABAMA	)
	) JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$184,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, LINDA C. BUCHANAN, as Personal Representative of the ESTATE OF ROSA ANNE BUCHANAN, Shelby County Probate Case #2018-000146 (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, JEFFERY DOUGLAS THOMAS and PEGGY SAMANTHA THOMAS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$181,550.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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 hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 19th day of August, 2019.

LINDA C. BUCHANAN, Businel Representative

as Personal Representative of the

ESTATE OF ROSA ANNE BUCHANAN, Shelby County Probate Case #2018-000146

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that LINDA C. BUCHANAN, as Personal Representative of the ESTATE OF ROSA ANNE UCHANAN, Shelby County Probate Case #2018-000146, whose name 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 instrument, she, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of August, 2019.

NOTARY RUBLIC

My commission expires:

Malcolm Stewart McLeod
Notary Public
Alabama State at Large
My Commission Expires 08.15.2022

## Exhibit A

## Legal Description

Commence at the Southwest corner of the SE ¼ of the NE ¼ of Section 1, Township 21. South, Range 1 East, thence run East along the South line of said 1/4 1/4 Section a distance of 40.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 39.90 feet to the South right of way line of Ala. Highway No. 25; thence turn an angle of 81 degrees 52 minutes to the right and run a distance of 299.80 feet to a point on said right of way; thence turn an angle of 2 degrees 30 minutes to the right and run a distance of 51.20 feet to a point on said right of way; thence turn an angle of 00 degrees 31 minutes to the left and run a distance of 145.49 feet to a point on said right of way line; thence turn an angle of 2 degrees 16 minutes to the left and run a distance of 90.25 feet to a point on said right of way line and the point of beginning; thence turn an angle of 3 degrees 44 minutes to the left and run a distance of 204,00 feet to a point on said right of way line; thence turn an angle of 98 degrees 55 minutes to the right and run a distance of 219.41 feet to the North right of way line of the Southern railroad; thence turn an angle of 68 degrees 40 minutes to the right and run along the North right of way line of the Southern Railroad, a distance of 217.09 feet; thence turn an angle of 00 degrees 20 minutes to the right and run along the right of way of the Southern Railroad a distance of 20.07 feet; thence turn an angle of 115 degrees 03 minutes to the right and run a distance of 274.64 feet to the point of beginning; situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East; all being situated in Wilsonville, Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name	ESTATE OF ROSA ANNE BUCHANAN	JEFFERY DOUGLAS THOMAS  and PEGGY SAMANTHA THOMAS  Grantee's Name
Mailing Address	30530 HWY 25	Mailing Address30530 HWY 25
	WILSONVILLE, AL 35186	WILSONVILLE, AL 35186
Property Address	30530 HWY 25 WILSONVILLE, AL 35186	Date of Sale August 19, 2019
		Total Purchase Price \$184,900.00
		or Actual Value \$
•		or Assessor's Market Value <u>\$</u>
<b>-</b>	e or actual value claimed on to of documentary evidence is r	this form can be verified in the following documentary evidence: (check not required)
Bill of Sale		Appraisal
Sales Contra  Closing State		Other
	document presented for reco	rdation contains all of the required information referenced above, the filing
		Instructions
Grantor's name ar current mailing ad	_	he name of the person or persons conveying interest to property and their
Grantee's name a conveyed.	nd mailing address - provide t	the name of the person or persons to whom interest to property is being
	- the physical address of the poerty was conveyed.	property being conveyed, if available. Date of Sale - the date on which
Total purchase printed the instrument offer		the purchase of the property, both real and personal, being conveyed by
	for record. This may be evide	he true value of the property, both real and personal, being conveyed by the enced by an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the p	roperty as determined by the	etermined, the current estimate of fair market value, excluding current use local official charged with the responsibility of valuing property for property be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand	· · · · · · · · · · · · · · · · · · ·	that the information contained in this document is true and accurate. I aimed on this form may result in the imposition of the penalty indicated in
Date August 19	, 2019	Print Malcolm & McLeod
Unattested		Sign
	(verified	by) (Grantør/Giantee/Owner/Agent) dircle one
Eile 400E40		Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL Form RT-1
File 190510		Shelby County, AL 08/20/2019 12:53:59 PM 927.50 CATHY

\$27.50 CATHY

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