

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-19-25620

Send Tax Notice To: Clint Kelley  
Emily M. Kelley

323 Strathaven Rd.  
Pelham, AL 35124

## 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 **Seventy Eight Thousand Dollars and No Cents (\$78,000.00)**, 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 **Clint Kelley and Emily M. Kelley**, (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

**\$62,400.00** 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 30th day of August, 2019.

BRIAN THOMAS PROPERTIES, LLC

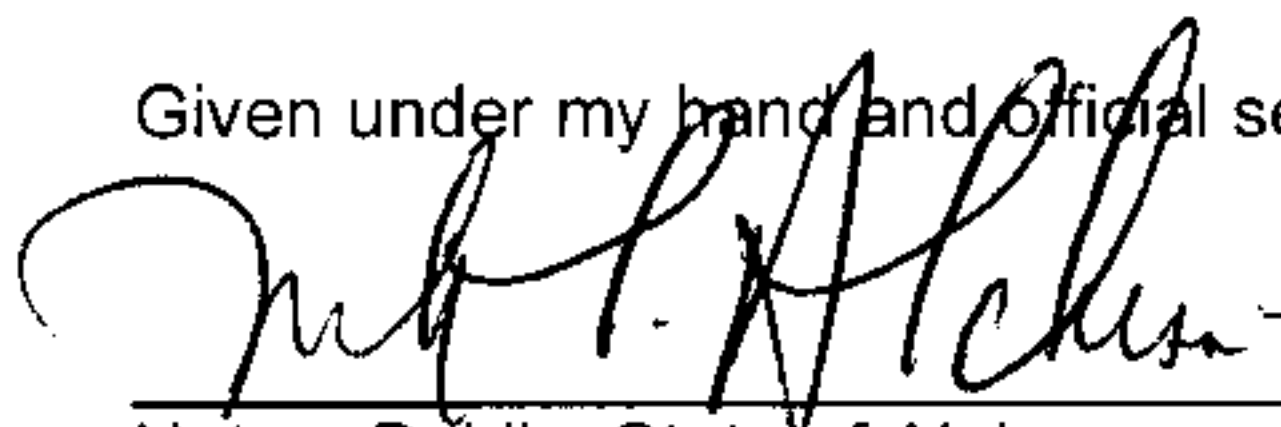
  
by Brian Thomas  
Managing Member

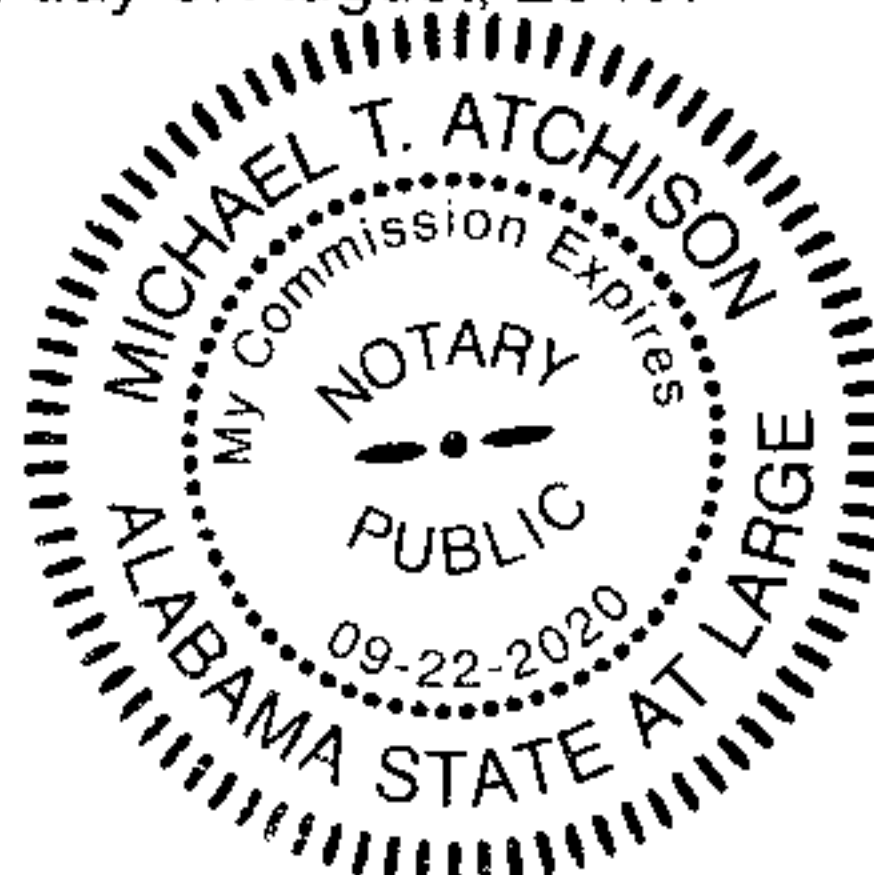
State of Alabama

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 30th day of August, 2019.

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



Shelby County, AL 08/30/2019  
State of Alabama  
Deed Tax: \$16.00

  
20190830000321210 1/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 09:54:34 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**


**PARCEL I:**

Lot 1 of Wildwood Shores, 1st Sector, as recorded in Map Book 11, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

**PARCEL II:**

BEGIN at the Northern most corner of Lot 1 of Wildwood Shores, 1st Sector, as recorded in Map Book 11, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S65°41'10"W for a distance of 259.93' to the Northeasterly R.O.W. line of River Drive; thence N44°10'12"W and along said R.O.W. line for a distance of 50.88' to a curve to the left, having a radius of 680.00', and subtended by a chord bearing N49°45'04"W, and a chord distance of 132.27'; thence along the arc of said curve and said R.O.W. line for a distance of 132.48'; thence N55°19'57"W and along said R.O.W. line for a distance of 83.38'; thence S89°48'15"E and leaving said R.O.W. line for a distance of 330.98' to the water's edge of Lay Lake, (all further calls will be along water's edge until otherwise noted); thence S62°03'26"E for a distance of 36.52'; thence S82°29'47"E for a distance of 44.79'; thence S69°40'47"E for a distance of 22.10'; thence S44°22'09"E for a distance of 17.00'; thence S11°56'14"E for a distance of 5.83'; thence S02°53'22"W for a distance of 10.36'; thence S47°29'03"E for a distance of 2.79'; thence S65°41'10"W and leaving said water's edge for a distance of 1.24' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett.

  
20190830000321210 2/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 09:54:34 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 Brian Thomas Properties, LLC  
Mailing Address 175 Bacon Dr  
Chelsea, AL 35043

Grantee's Name Clint Kelley  
Emily M. Kelley  
Mailing Address 323 Strathaven Rd  
Pelham, Ala 35227

Property Address 1A Ridge Drive  
Shelby, AL 35143

Date of Sale August 30, 2019  
Total Purchase Price \$78,000.00

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

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



20190830000321210 3/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 09:54:34 AM 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 August 27, 2019

Print Brian Thomas Properties, LLC

☐ Unattested

Sign Brian Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one