

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brian Thomas Properties, LLC
175 Baron Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$75,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Patsy Elliott, a single woman, James William Elliott, a married man, Robbie Elliott, a single woman and Mary Louise Elliott, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Brian Thomas Properties, LLC an Alabama Limited Liability Company* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 1 to 5, both inclusive in Block 1, according to Map of Sunrise Subdivision as recorded in Map Book 3 on Page 67 in Probate Office of Shelby County, Alabama. EXCEPT that part sold to the State of Alabama as described in Deed Book 243, Page 747 and Deed Book 274, Page 324 to L.V. and Patsy Elliott recorded in said Probate Office.

ALSO Lots 18 to 23, both inclusive, in Block 1, according to Map of Sunrise as recorded in Map Book 3 on Page 67 in Probate Office, excepting a 10 foot strip off the eastern end of said lots.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Property continues no part of the homestead of the Grantors herein or their spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of October, 2019.

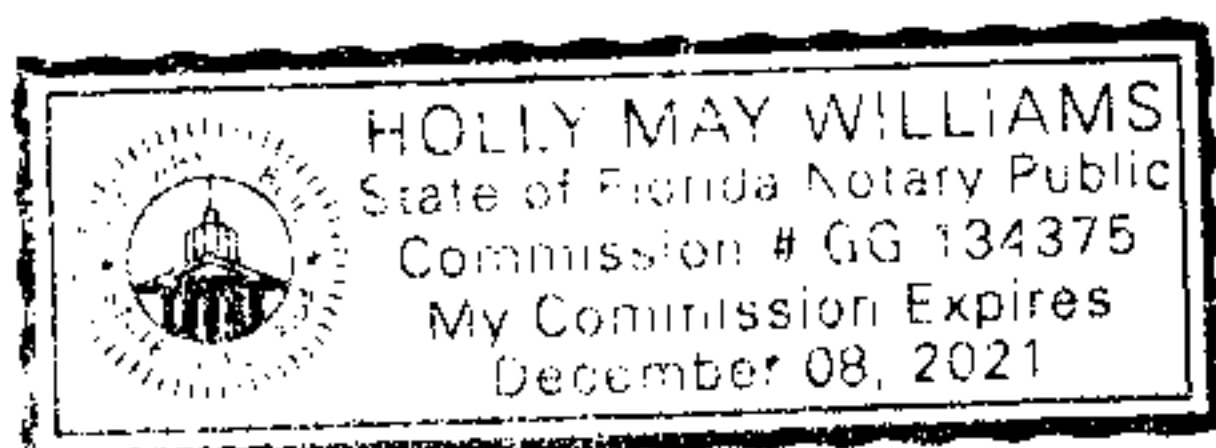
Mary Louise Elliott
Mary Louise Elliott

Shelby County, AL 10/21/2019
State of Alabama
Deed Tax: \$75.00

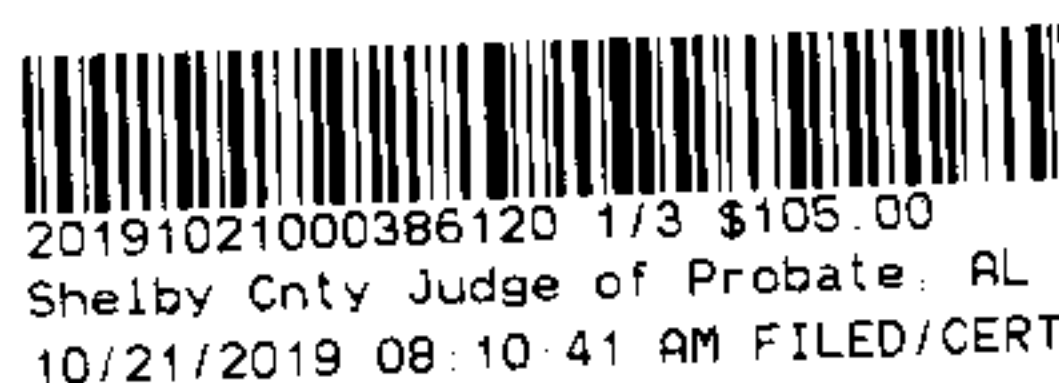
STATE OF Florida
COUNTY OF Pasco

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Mary Louise Elliott*, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of October, 2019.



Holly M. Williams
Notary Public
My Commission Expires: 12/08/2021



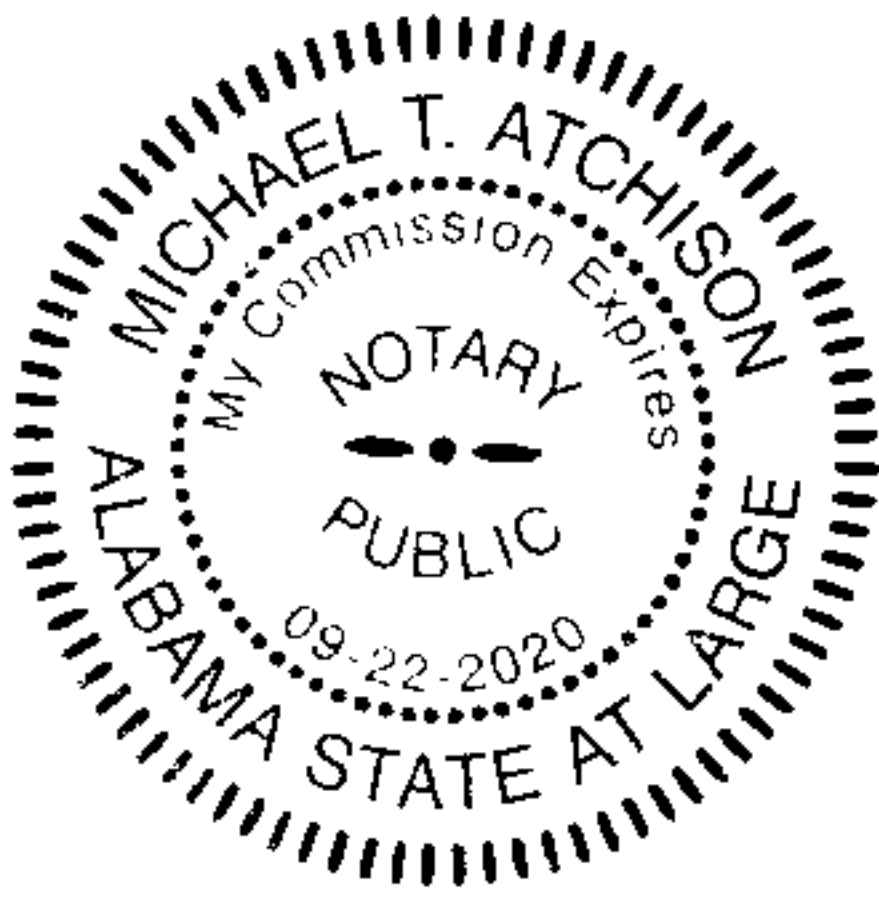
Patsy Elliott
Patsy Elliott

James William Elliott
James William Elliott

STATE OF Al
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patsy Elliott and James William Elliott**, whose names are 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 conveyane, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of Oct, 2019.



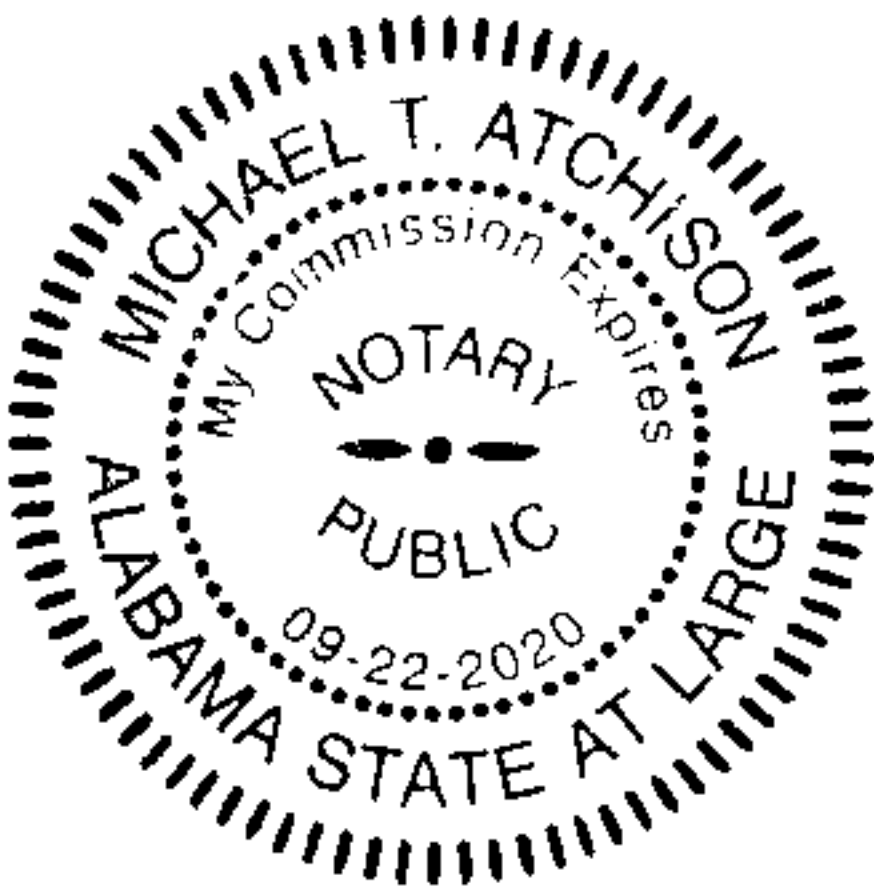
Michael T. Atchison
Notary Public
My Commission Expires: 9-22-20

Robbie Elliott
Robbie Elliott

STATE OF Al
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robbie Elliott**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of Oct, 2019.



Michael T. Atchison
Notary Public
My Commission Expires: 9-22-20

20191021000386120 2/3 \$105.00
Shelby Cnty Judge of Probate, AL
10/21/2019 08:10:41 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 Patsy Elliott
James William Elliott
Robbie Elliott
Mary Louise Elliott

Grantee's Name Brian Thomas Properties, LLC

Mailing Address 4202 Seven Barks Rd
Birmingham, AL 35242

Mailing Address 175 Baron Drive
Chelsea, AL 35043

Property Address 3109 Sunrise Lane
Chickasha, AL 35545

Date of Sale October 18, 2019
Total Purchase Price \$75,000.00

or
Actual Value _____

or
Assessor's Market Value _____



20191021000386120 3/3 \$105.00
Shelby Cnty Judge of Probate, AL
10/21/2019 08:10:41 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)

☐ 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 October 14, 2019

Print Patsy Elliott

Unattested

Sign Patsy Elliott
(Grantor/Grantee/Owner/Agent) circle one

(verified by)