

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
BCSS Ventures, LLC
P.O. Box 43023
Birmingham, AL 35243

GENERAL
WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EIGHT HUNDRED TEN THOUSAND AND NO/100 (\$810,000.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, Charles N. Thornton, Trustee of The Revocable Trust of Charles N. Thornton and Charles N. Thornton, Sr., Trustee of The Revocable Trust of Alice P. Thornton (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto BCSS Ventures, LLC (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A”

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2019, which constitutes a lien, but are not yet due and payable until October 1, 2019.
2. All easements, restrictions, right of ways, liens, encumbrances and covenants of record.

\$729,000.00 of the purchase price/consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

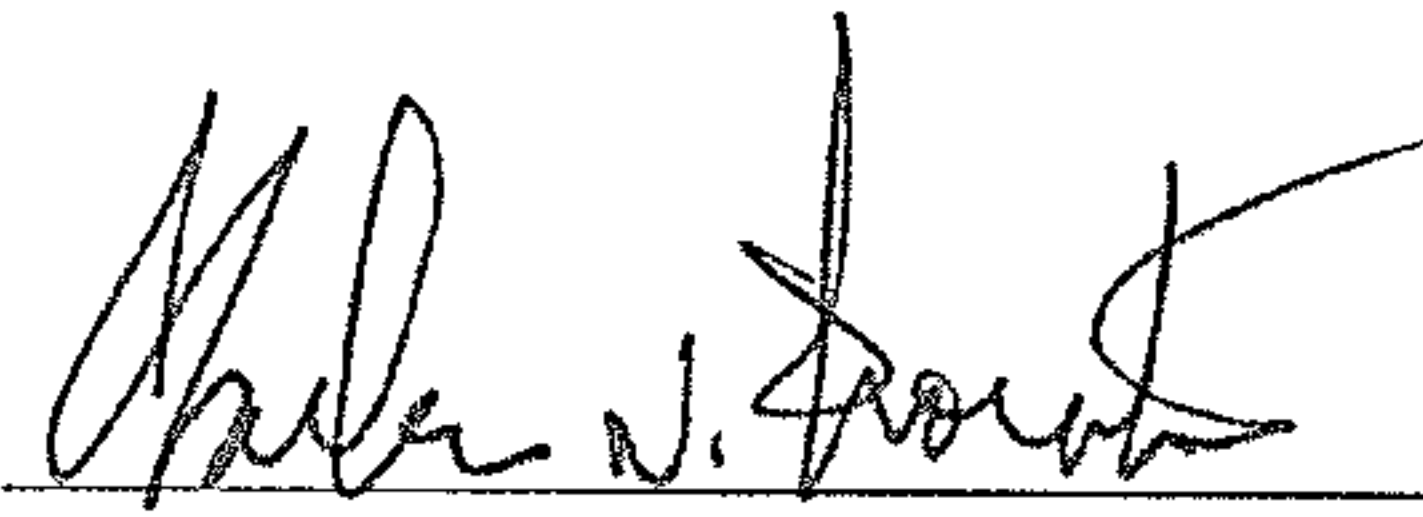
TO HAVE AND TO HOLD, Unto the said GRANTEE, his/her heirs and assigns, forever.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

Grantor does for itself and its, successors and assigns, covenant with the said Grantee, his heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its, successors and assigns shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the 19th day of December, 2019.

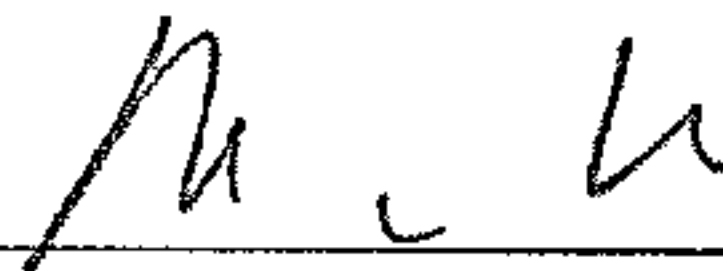
SEE ATTACHED SIGNATURE PAGES



Charles N. Thornton, as trustee of the
Revocable Trust Agreement of Charles N.
Thornton by Charles N. Thornton, Jr., pursuant
to Power of Attorney

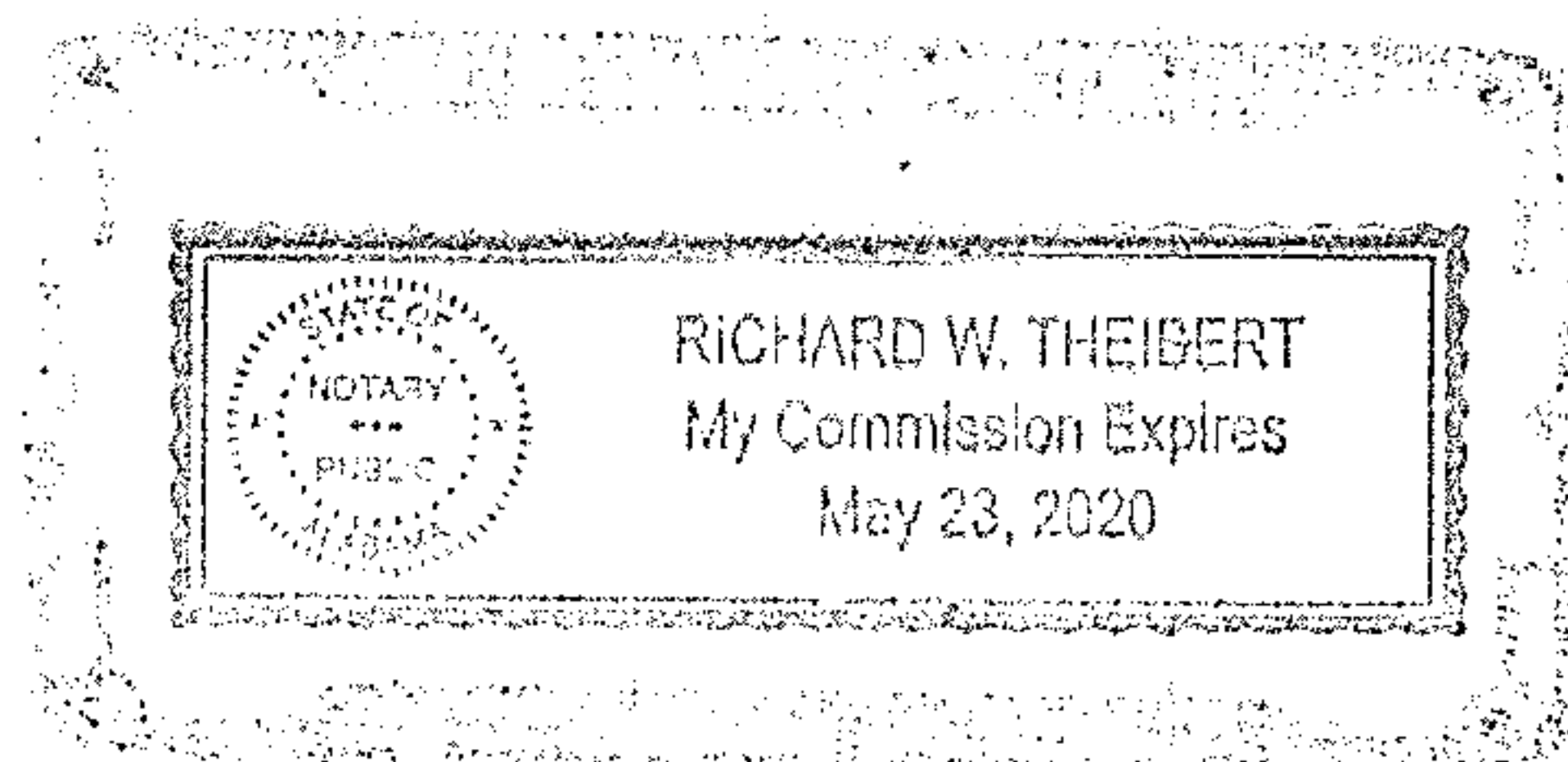
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

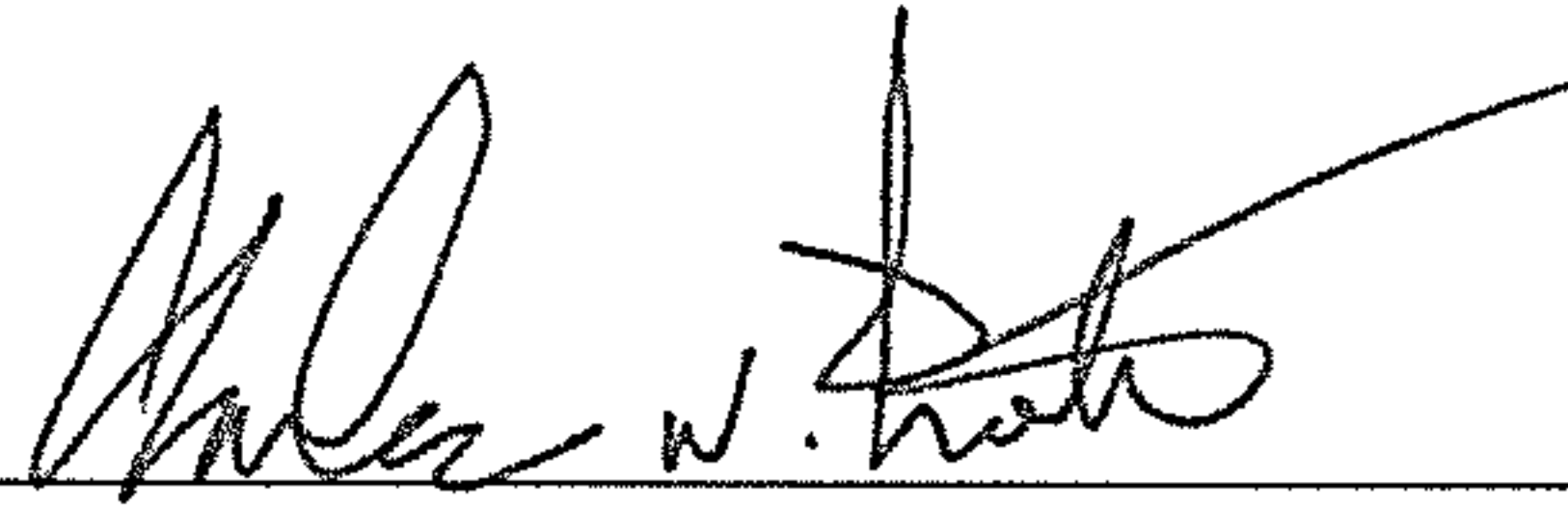
Sworn to and subscribed before me, this the 14 day of December, 2019.



Notary Public

My commission expires: 5-23-20





Charles N. Thornton, Sr., as Substitute Trustee of the
Revocable Trust Agreement of Alice P. Thornton, by
Charles N. Thornton, Jr., pursuant to Power of Attorney

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Sworn to and subscribed before me, this the 19 day of December, 2019.



Notary Public

My commission expires: 5-23-20

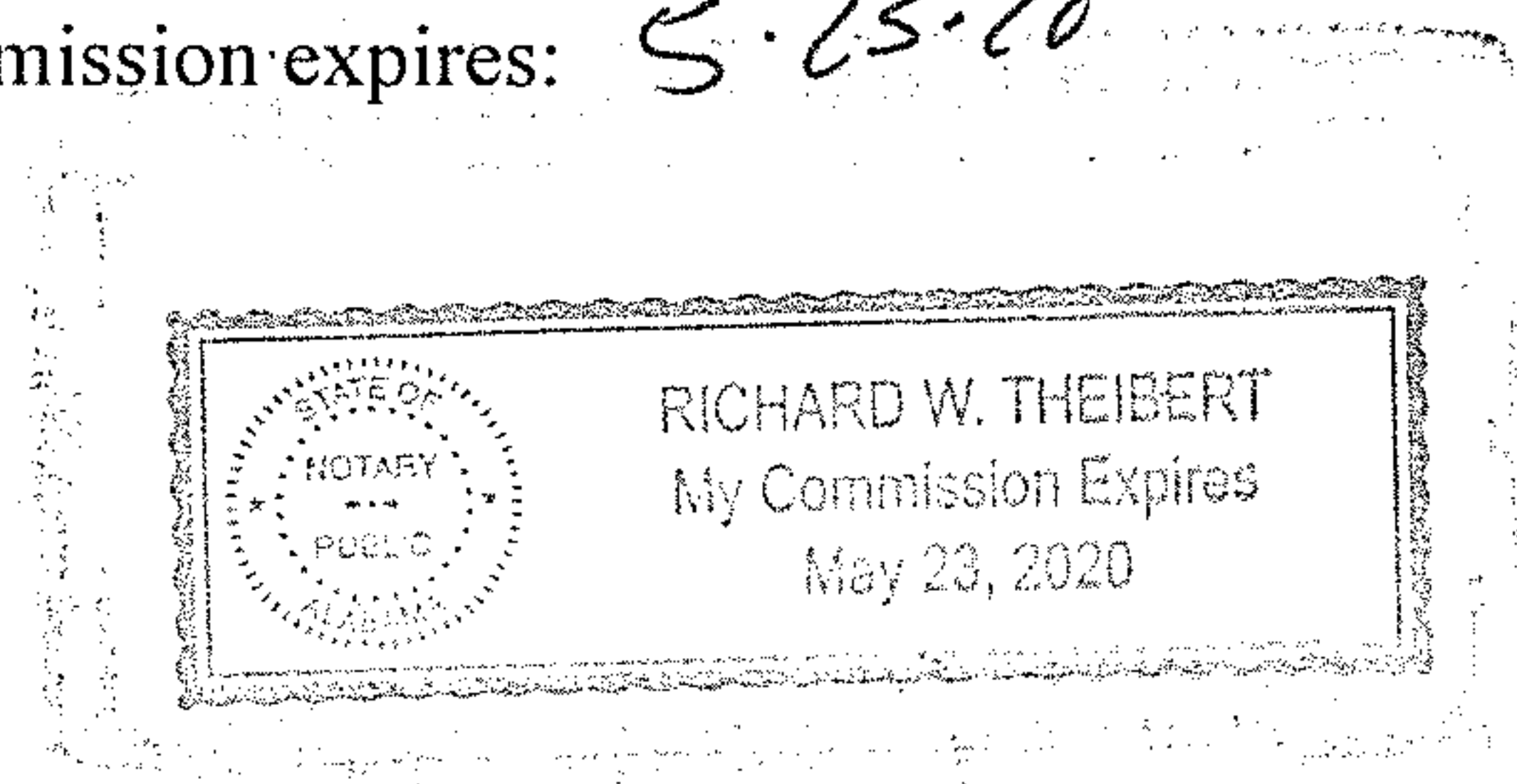


Exhibit A

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land situated in the SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a point where the East boundary of the NE 1/4 of the SE 1/4 of Section 22 intersects with the North right of way line of Alabama Highway No. 119, also known as Cahaba Valley Road; thence run in a Southwesterly direction along said right of way line for a distance of 423.30 feet to an iron pin found at the point of beginning; said point of beginning being on a curve to the right having a central angle of 3 degrees, 08 minutes, 29 seconds and a radius of 1869.87 feet; thence continue along said right of way line and also along the arc of said curve for a distance of 102.52 feet to an iron pin found; thence turn an angle to the right from the chord of last stated curve of 94 degrees, 32 minutes, 25 seconds and run in a Northwesterly direction for a distance of 147.93 feet to an iron pin found; thence turn an angle to the left of 93 degrees, 34 minutes, 49 seconds and run in a Northwesterly direction for a distance of 48.86 feet to an iron set; thence turn an angle to the right of 66 degrees, 56 minutes, 16 seconds and run in a Northwesterly direction for a distance of 390.34 feet to an iron pin set; thence turn an angle to the right of 31 degrees, 02 minutes, 54 seconds and run in a Northwesterly direction for a distance of 159.31 feet to a point in the centerline of Cahaba Valley Creek; thence run in a Southeasterly to Northeasterly direction along the centerline of said creek for a distance of 446.00 feet, more or less, to a point in the centerline of said creek; thence run in a Southerly direction for a distance of 765.00 feet to the point of beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantors' Names and Addresses:

The Revocable Trust of Charles N. Thornton
633 Bay Pine Island
Jacksons Gap, AL 36861

The Revocable Trust of Alice P. Thornton
633 Bay Pine Island
Jacksons Gap, AL 36861

Grantee's Name and Address:

BCSS Ventures, LLC
P.O. Box 43023
Birmingham, AL 35243

Property Address:

5300 Cahaba Valley Road
Birmingham, AL 35242

Date of Conveyance: December 19, 2019

Purchase Price: \$810,000.00

OR

Assessed Market Value: \$ _____

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: December 19, 2019

Sign: _____

Print: Richard W. Theibert
Agent/Closing Attorney

Form RI



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2020 07:54:58 AM
\$117.00 CHERRY
20200124000031180

Alice S. Bayl