

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

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

175 Baron Drive
Chelsea, AL 35043

File No.: S-20-26131

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirteen Thousand Dollars and No Cents (\$13,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Paschal Salamone, a married man and Mary Catherine Tombrello, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas Properties, LLC**, (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

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or their spouses if any.

\$0.00 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 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of March, 2020.

Mary Catherine Tombrello
Mary Catherine Tombrello

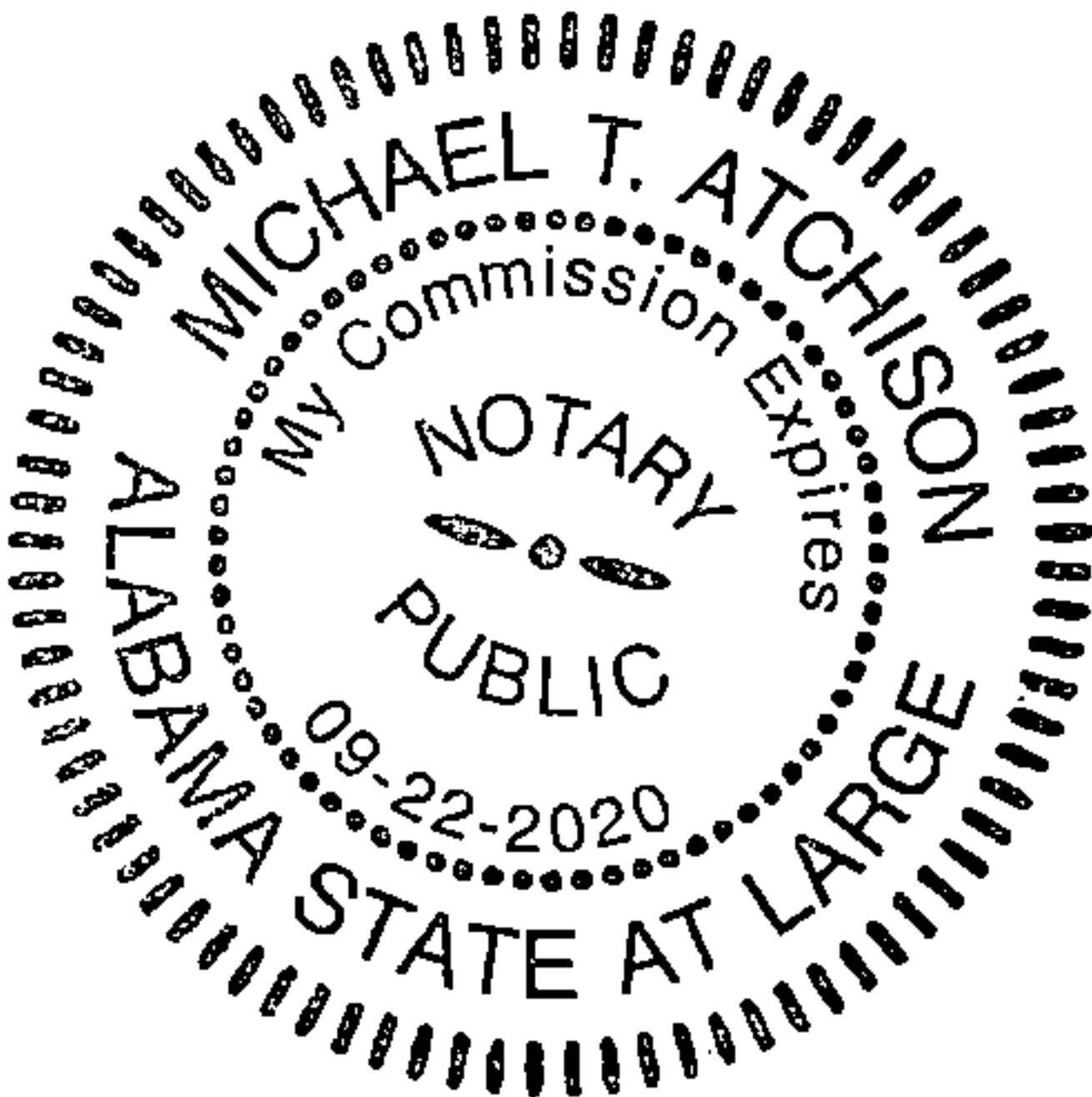
State of Alabama

County of Shelby

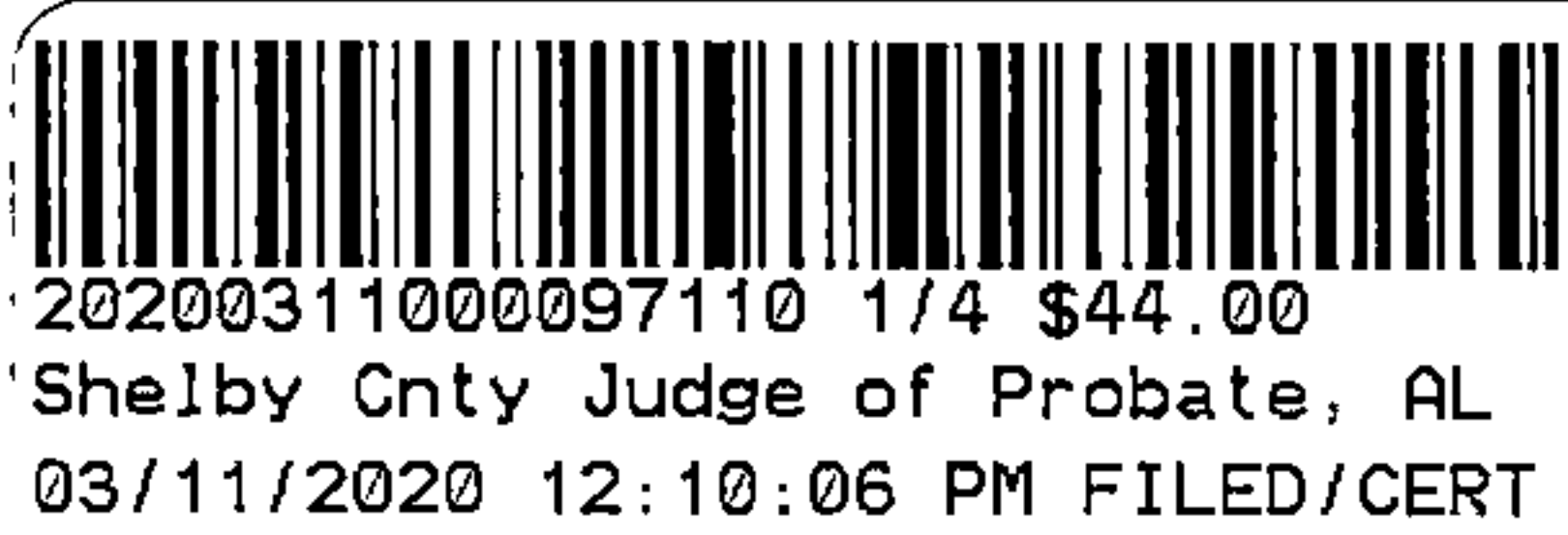
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Catherine Tombrello, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2020.

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



Shelby County, AL 03/11/2020
State of Alabama
Deed Tax:\$13.00



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of March, 2020.

Paschal Salamone
Paschal Salamone

State of ALABAMA

County of Shelby

I, Vanessa B. Whitfield a Notary Public in and for the said County in said State, hereby certify that Paschal Salamone, whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2020.

Vanessa B. Whitfield
Notary Public, State of AL

My Commission Expires: 5/24/20

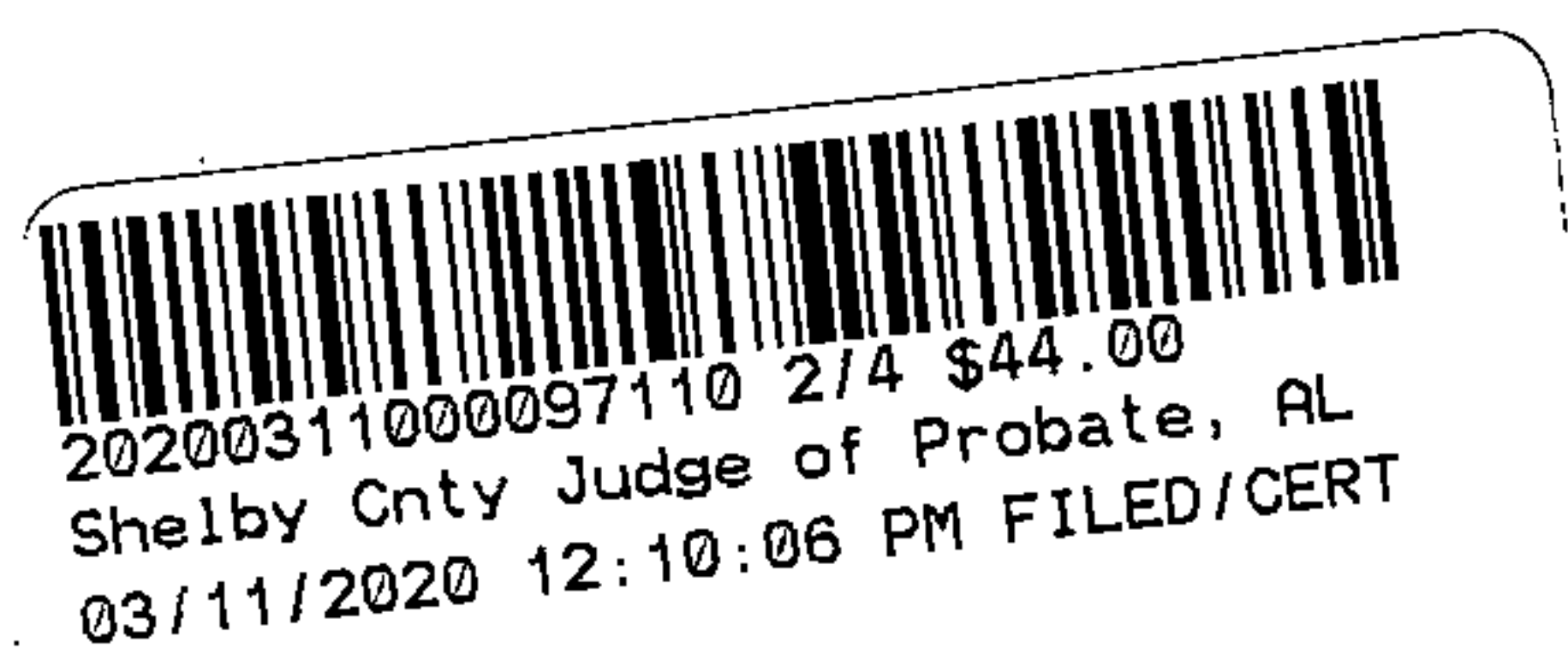
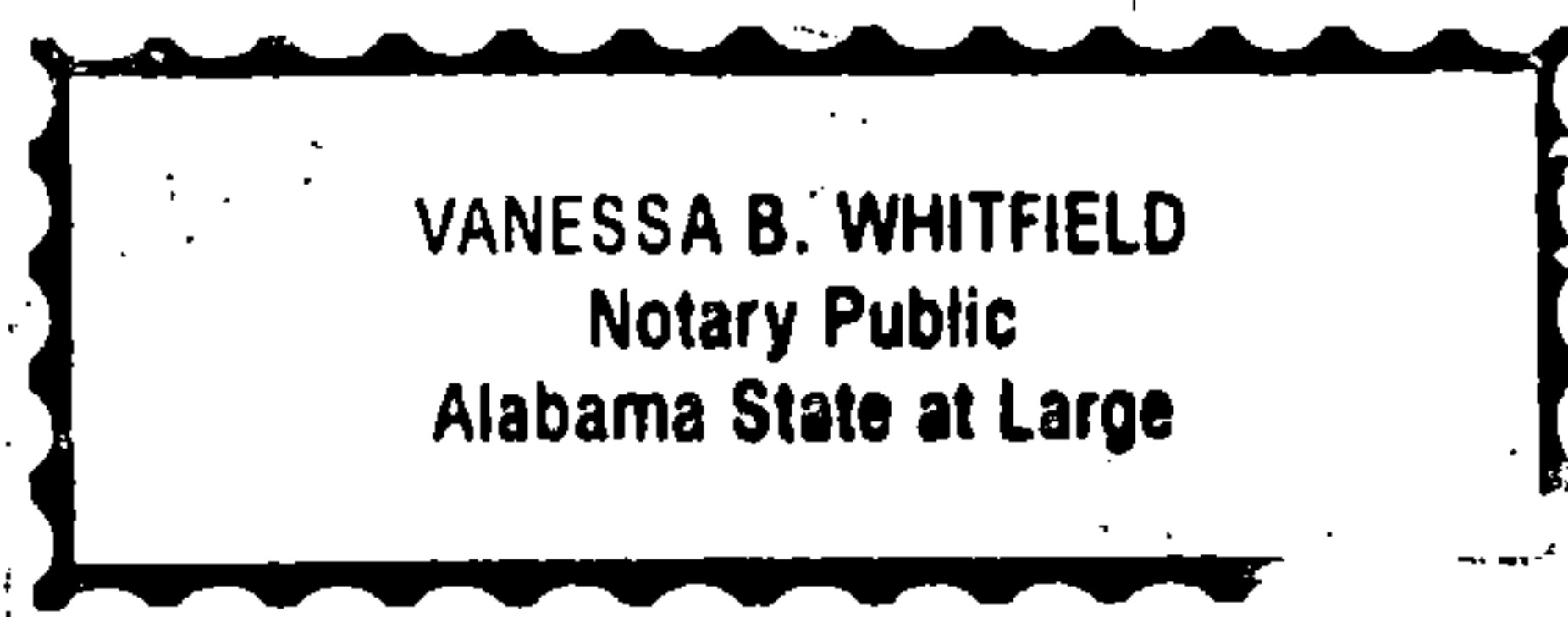


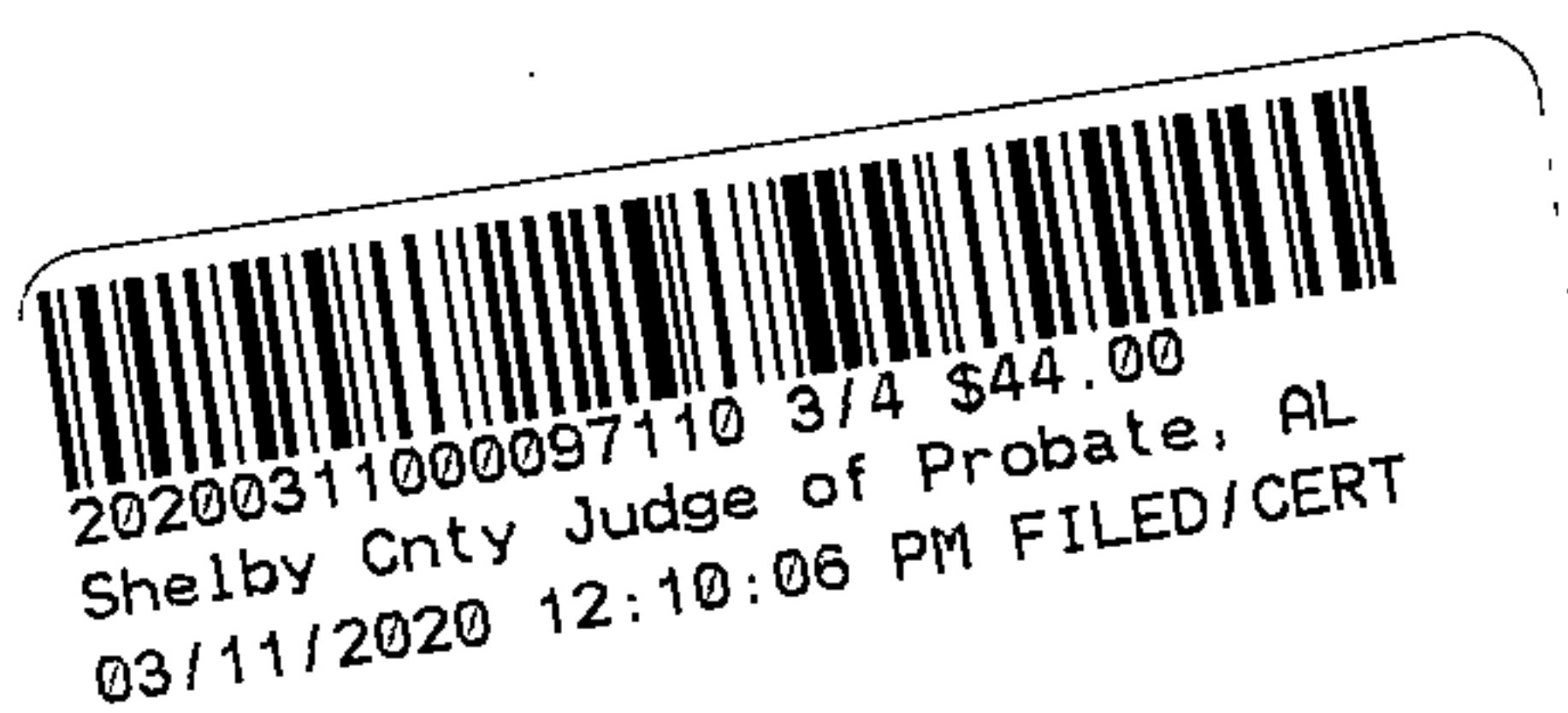
EXHIBIT "A"
LEGAL DESCRIPTION

A parcel in Section 17, Township 19, Range 1 West, described as the Western 300 feet of Lot 6, in Block 1, of the Survey of Sunrise as shown by map recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as: Begin at the SW corner of said Lot 6; thence run North along the highway to the NW corner of said Lot 6; thence East along the North line of Lot 6, 300 feet; thence South parallel with the highway to the South line of Said Lot 6; thence West 300 feet to the Point of Beginning, situated in Shelby County, Alabama.

Also described as:

A Parcel of land being part of Lot 6, Block 1 of Sunrise Cove Subdivision, as recorded in Map Book 3, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama; thence N47°55'02"W for a distance of 113.19'; thence N31°31'41"E for a distance of 75.48'; thence N50°37'37"E for a distance of 80.21'; thence N39°45'08"W for a distance of 29.68'; thence S46°02'00"W for a distance of 105.00'; thence N79°43'19"W for a distance of 170.70'; thence N54°58'19"W for a distance of 182.26'; thence N81°55'03"W for a distance of 304.38' to the Easterly R.O.W. line of U.S. Highway 280 and a curve to the left, having a radius of 2714.79, and subtended by a chord bearing S05°57'24"W, and a chord distance of 294.42'; thence along the arc of said curve and said R.O.W. line for a distance of 294.56'; thence S12°12'02"E and along said R.O.W. line for a distance of 126.20' to a curve to the right, having a radius of 2684.79, and subtended by a chord bearing S00°38'43"E, and a chord distance of 83.57'; thence along the arc of said curve and said R.O.W. line for a distance of 83.57' to the POINT OF BEGINNING; said point being a compound curve to the right, having a radius of 2684.79, and subtended by a chord bearing S02°36'28"E, and a chord distance of 100.36'; thence along the arc of said curve and said R.O.W. line for a distance of 100.36'; thence S87°46'24"E and leaving said R.O.W. line for a distance of 180.08'; thence N02°13'36"E for a distance of 100.00'; thence N87°46'24"W for a distance of 188.54' 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

Grantor's Name Paschal Salamone
Mary Catherine Tombrello

Mailing Address 2501 Willowbrook Circle
Birmingham AL 35242

Property Address Vacant land
Chelsea, AL 35043

Grantee's Name Brian Thomas Properties, LLC
175 Baron Drive

Mailing Address Chelsea AL 35043

Date of Sale March 05, 2020

Total Purchase Price \$13,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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 March 04, 2020

XX Unattested

Vernon B. Whitfield
(verified by)

Print Paschal Salamone

Sign X Paschal Salamone
(Grantor/Grantee/Owner/Agent) circle one



20200311000097110 4/4 \$44.00
Shelby Cnty Judge of Probate, AL
03/11/2020 12:10:06 PM FILED/CERT

Form RT-1