

20200319000109530  
03/19/2020 02:53:14 PM  
DEEDS 1/2

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 **EIGHTY NINE THOUSAND SEVEN HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$89,730.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brian Thomas, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Brian Thomas Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 1, Township 24 North, Range 15 East; thence run West along the North line of said 1/4-1/4 for 37.83 feet to the West right of way of Merrell Beach Road and the point of beginning; thence continue last described course for 58.10 feet to the Southerly right of way of Shelby County Highway 405 and a curve to the right (having a radius of 916.19 feet and a central angle of 15 degrees 37 minutes 53 seconds); thence 16 degrees 02 minutes left to tangent of said curve, run Southwesterly along said curve and right of way for 249.95 feet; thence continue along said right of way and tangent of said curve for 80.99 feet; thence 84 degrees 07 minutes 55 seconds left run Southerly for 173.73 feet; thence 95 degrees 27 minutes 55 seconds left run Easterly for 381.39 feet to the Westerly right of way of Merrell Beach Road; thence 84 degrees 18 minutes left run Northerly along said right of way for 210.16 feet to the point of beginning.  
Situating in Shelby County, Alabama.


### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or his 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 19<sup>th</sup> day of March, 2020.

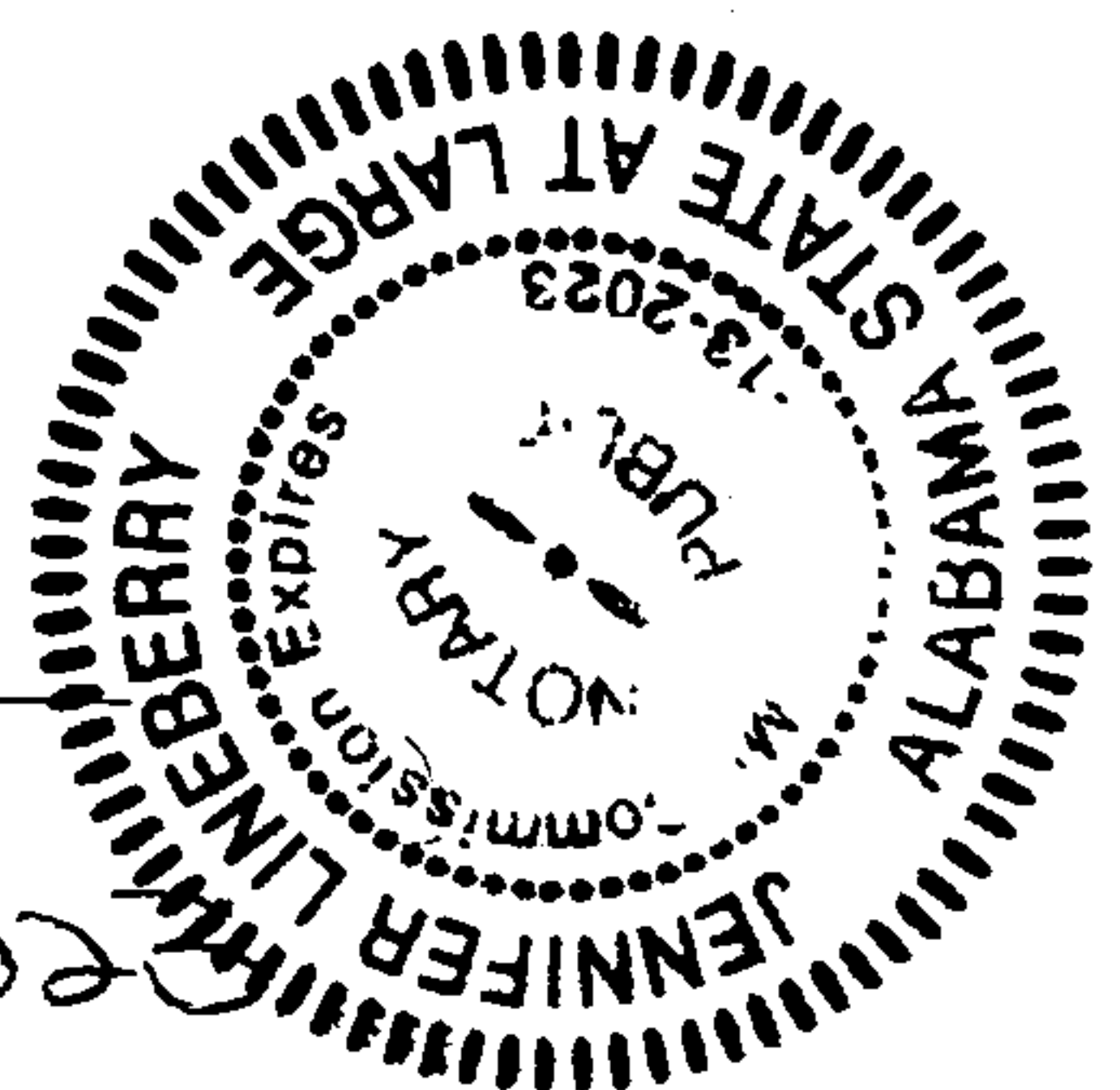
  
\_\_\_\_\_  
Brian Thomas

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brian Thomas**, 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 19<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11-13-2022





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/19/2020 02:53:14 PM  
 \$115.00 MIST  
 20200319000109530

*Allen S. Bayl*

### 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  
 Mailing Address 175 Baron Drive  
Chelsea, AL 35043

Grantee's Name Brian Thomas Properties  
 Mailing Address 175 Baron Drive  
Chelsea, AL 35043

Property Address 505 Hwy 405  
Shelby, AL 35143

Date of Sale March 19, 2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 89,730.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax value

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 or 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 \_\_\_\_\_

Print Brian Thomas

Unattested

Sign Brian Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one