

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Chicos Enterprises, LLC
1039 7th Avenue SW
Albaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND and 00/100 Dollars (\$275,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, LAWRENCE L. THOMAS and SHIRLEY THOMAS, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto CHICOS ENTERPRISES, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

\$275,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantors do for themselves and for their heirs, successors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 21st day of February, 2020.

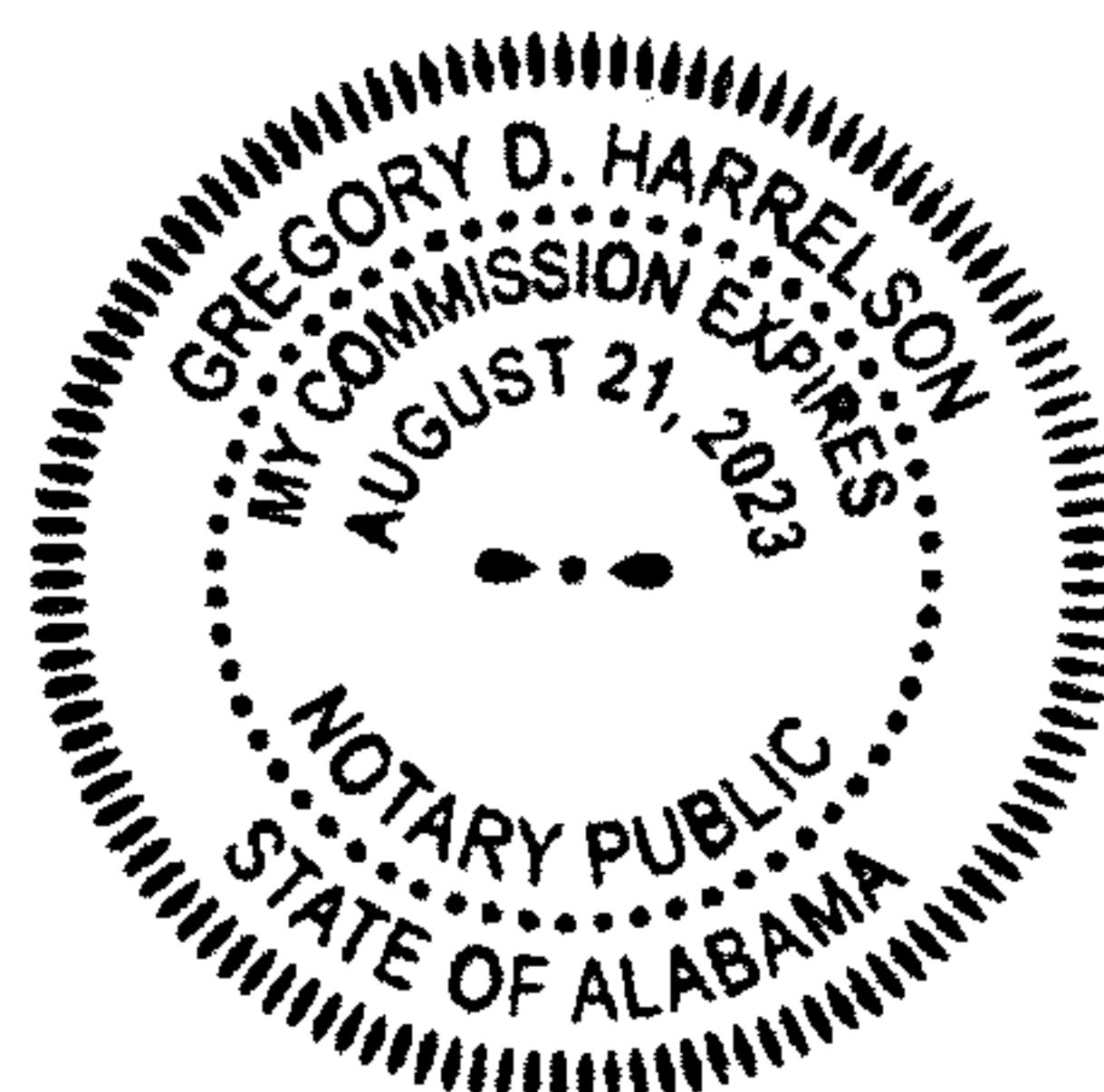
Lawrence L. Thomas
Lawrence L. Thomas

Shirley Thomas
Shirley Thomas

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lawrence L. Thomas and Shirley Thomas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of February, 2020.

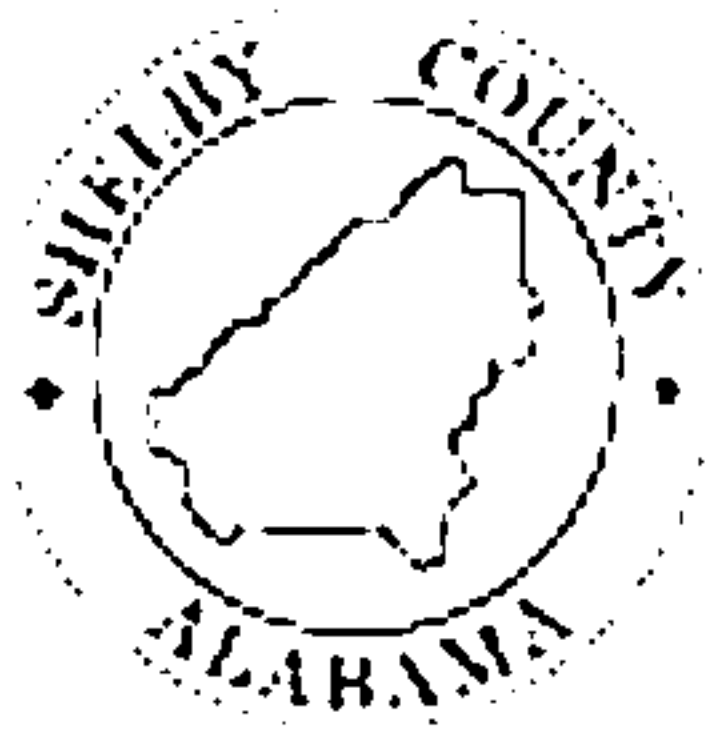


Gregory D. Harrelson
NOTARY PUBLIC
My Commission Expires 8-21-23

EXHIBIT "A"

Legal Description:

That part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 230.80 feet to the point of beginning; thence turn an angle to the left of 91 deg. 35' 33" and run in a Northwesterly direction for a distance of 100 feet; thence turn an angle to the right of 83 deg. 51' 45" and run in a Northeasterly direction for a distance of 363.25 feet to a point of intersection with the West right-of-way line of Alabama Highway #119; thence turn an angle to the right of 96 deg. 13' and run in a Southerly direction along said right-of-way line for a distance of 148.85 feet to a point of intersection with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the right of 91deg. 30' 48" and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 361.10 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2020 08:31:52 AM
\$29.00 CATHY
20200406000132080

20200406000132080 04/06/2020 08:31:52 AM DEEDS 3/3

Allen S. Beryl

Real Estate Sales Validation Form

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

Grantor's Name	Lawrence L Thomas	Grantee's Name	Chicos Enterprises, LLC
Mailing Address	Shirley Thomas 124 Tall Timbers Rd Alabaster, AL 35007	Mailing Address	8801 Hwy 119 South Alabaster, AL 35007
Property Address	8801 Hwy 119 South Alabaster, AL 35007	Date of Sale	02/21/2020
		Total Purchase Price	\$ 275000
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" 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 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 2/21/20

Print Gregory D Harrelson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1