

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26239

Send Tax Notice To: John W. Russell
Susan D. Russell
565 Hwy 405
Shelby, AL 35143

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventeen Thousand Five Hundred Dollars and No Cents (\$117,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **John W. Russell and Susan D. Russell**, (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


\$115,371.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

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

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Brian Thomas, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of May, 2020.

BRIAN THOMAS PROPERTIES, LLC




Brian Thomas
Managing Member

State of Alabama

County of Shelby

I, Jennifer Linberry, a Notary Public in and for said County in said State, hereby certify that Brian Thomas, Managing Member of Brian Thomas Properties, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 2020.



Notary Public, State of Alabama
My Commission Expires: 11-13-2023

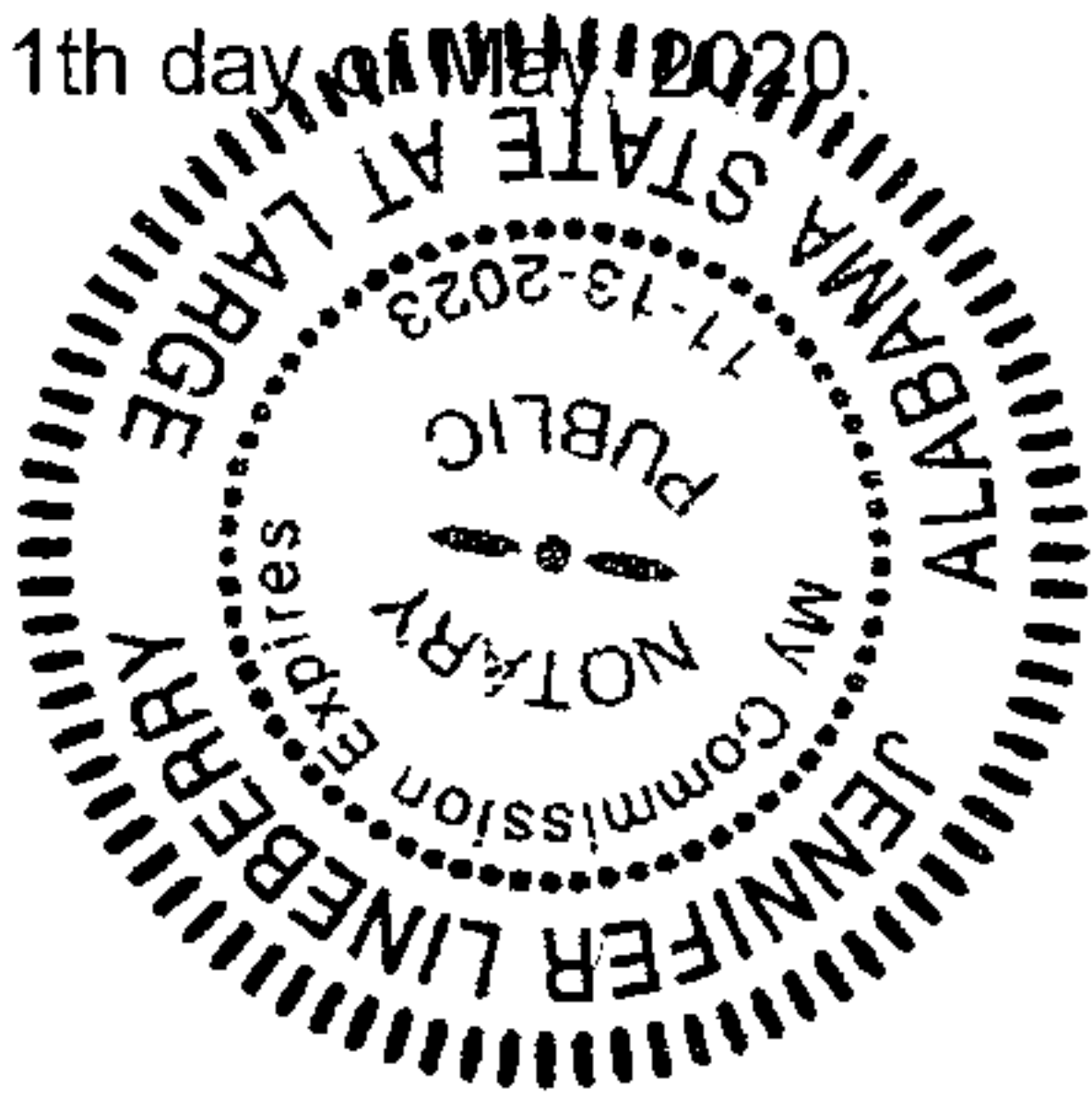


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence S84°13'19"W for a distance of 37.83' to the Westerly R.O.W. line of Merrell Beach Road; thence continue S84°13'19"W and leaving said R.O.W. line for a distance of 58.86' to Southerly R.O.W. line of Shelby County Highway 405 and a curve to the left, having a radius of 865.00, and subtended by a chord bearing S73°03'03"W, and a chord distance of 143.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 143.49' to the POINT OF BEGINNING, said point being a compound curve to the left, having a radius of 865.00', and subtended by a chord which bears S81°18'19"W, and a chord distance of 105.68'; thence along the arc of said curve and along said R.O.W. line for a distance of 105.75'; thence S84°48'28"W and along said R.O.W. line for a distance of 80.74'; thence S00°01'23"E and leaving said R.O.W. line for a distance of 175.17'; thence N84°33'19"E for a distance of 184.92'; thence N00°13'45"E for a distance of 180.90' to the POINT OF BEGINNING.

Also to be known as Lot 2 of Drew and Jake's Place, in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama

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 Properties, LLC | Grantee's Name | John W. Russell |
| | | | Susan D. Russell |
| Mailing Address | 175 Baron Drive | Mailing Address | 565 Hwy 405 |
| | Chelsea, AL 3504 | | Shelby, AL 35143 |
| Property Address | 565 Hwy 405 | Date of Sale | May 11, 2020 |
| | Shelby, AL 35143 | Total Purchase Price | \$117,500.00 |
| | | 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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input 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 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 | May 08, 2020 | Print | Brian Thomas Properties, LLC |
| | | Sign |  |
| <input type="checkbox"/> Unattested | (verified by) | | (Grantor/Grantee/Owner/Agent) circle one |

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2020 03:55:02 PM
\$30.50 CHERRY
20200511000186060

Allen S. Bayl