

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 **FOURTEEN THOUSAND THREE HUNDRED SEVENTY FIVE DOLLARS AND ZERO CENTS (\$14,375.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David G. Kleeschulte, a married man, Pamela K. Kleeschulte Grantham, a single woman, and Cynthia G. Kleeschulte Vinson, a married woman, as to ½ interest, and David G. Kleeschulte, a married man, John Kleeschulte, a married man, Raymond Kleeschulte, a married man, Yvonne Kleeschulte Johnson, a single woman, Paul Kleeschulte, a married man, Pamela Kleeschulte Grantham, a single woman, Cheryl Kleeschulte Degenhart, a married woman, Cynthia Kleeschulte Vinson, a married woman, James Kleeschulte, a married man, Susan Kleeschulte Parent, a single woman, Sean Kleeschulte, a single man, and Dana Kleeschulte, a single woman as to ½ interest (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:

See attached Exhibit "A" – Legal Description

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 Grantors herein or their spouses, if any.

Grantors herein are all the Heirs at Law of Virgil Kleeschulte and Pearl Kleeschulte.

\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded 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, 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 4th day of August, 2020.

David G. Kleeschulte
David G. Kleeschulte

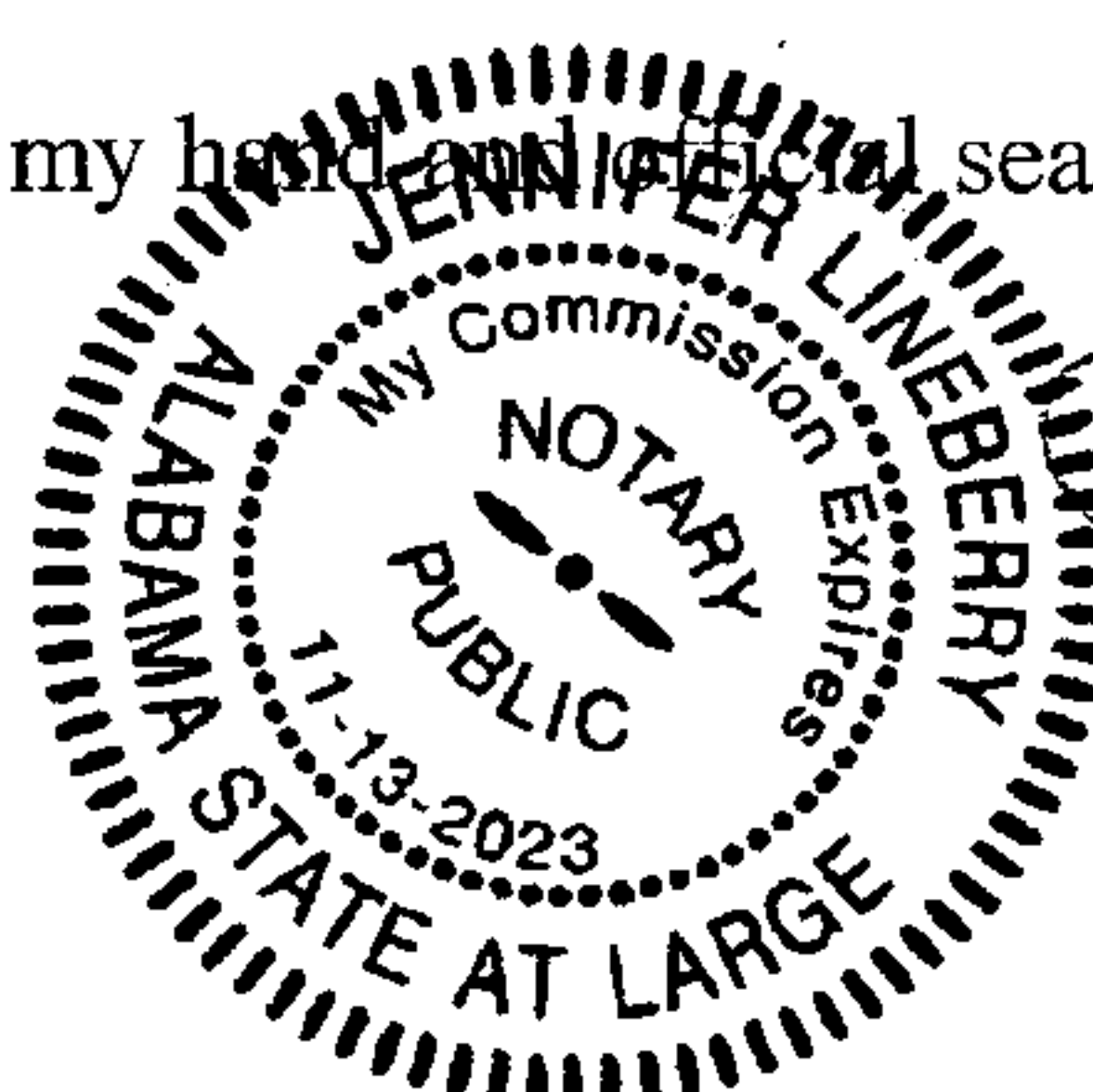
Cynthia G. Kleeschulte Vinson
Cynthia G. Kleeschulte Vinson

Pamela K. Kleeschulte Grantham
Pamela K. Kleeschulte Grantham

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David G. Kleeschulte, Pamela K. Kleeschulte Grantham, and Cynthia G. Kleeschulte Vinson as to ½ interest**, 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 4th day of August, 2020.



Notary Public

My Commission Expires: 11-13-2023

David G. Kleeschulte
David G. Kleeschulte

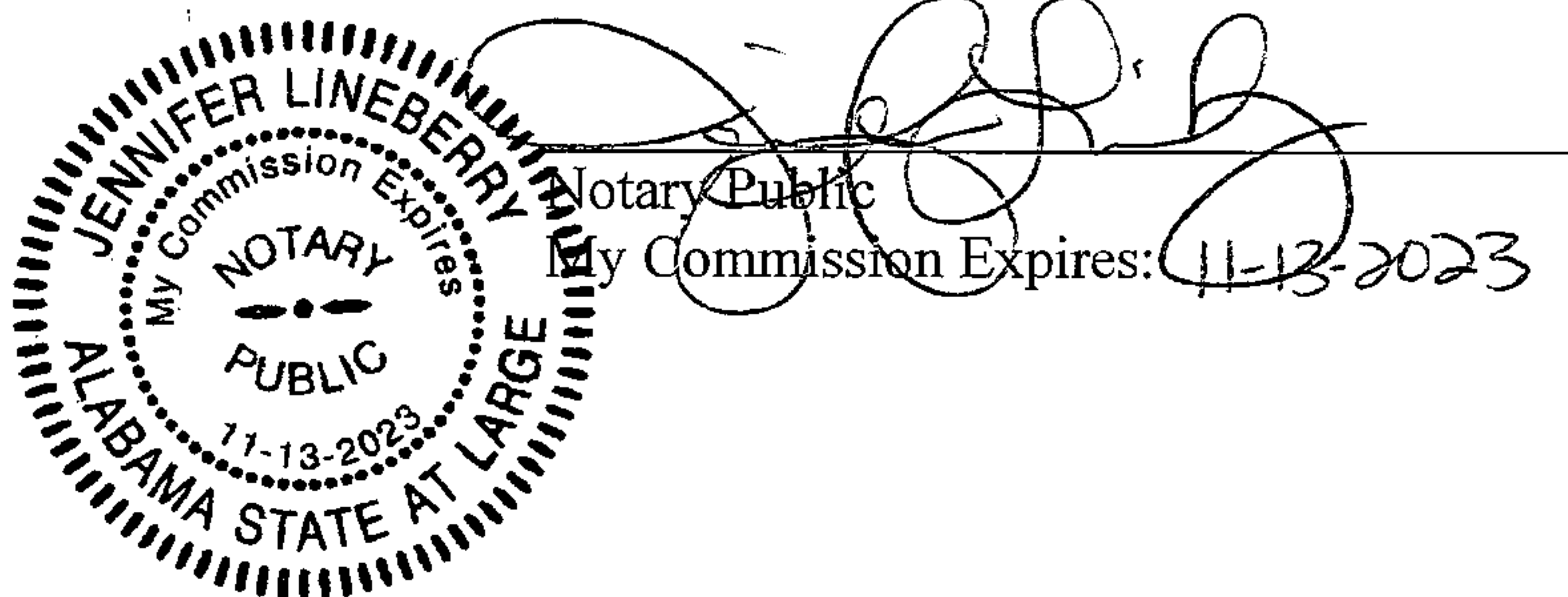
Pamela K. Kleeschulte Grantham
Pamela Kleeschulte Grantham

Cynthia G. Kleeschulte Vinson
Cynthia G. Kleeschulte Vinson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David G. Kleeschulte, Pamela K. Kleeschulte Grantham, and Cynthia G. Kleeschulte Vinson as The Heirs at Law of Pearl Kleeschulte**, 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 4th day of August, 2020.

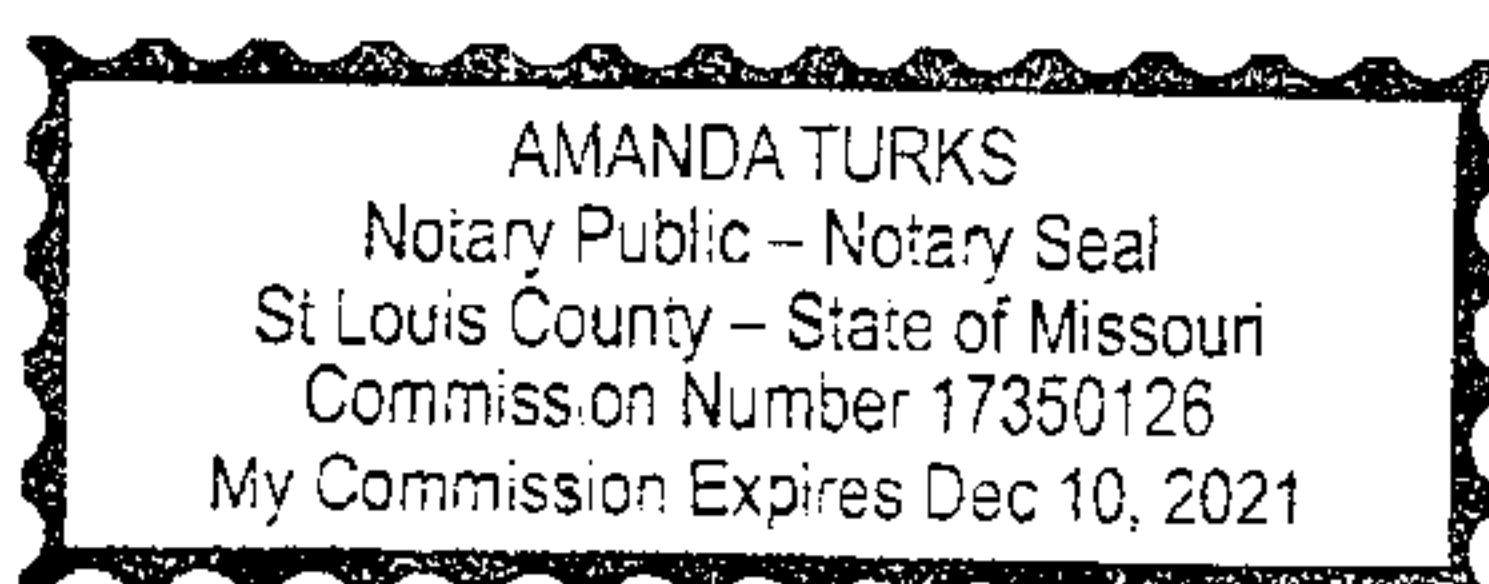


Susan Kleeschulte Parent
Susan Kleeschulte Parent

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Susan Kleeschulte Parent as the Heir at Law of Pearl Kleeschulte***, 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 11 day of March, 2020.



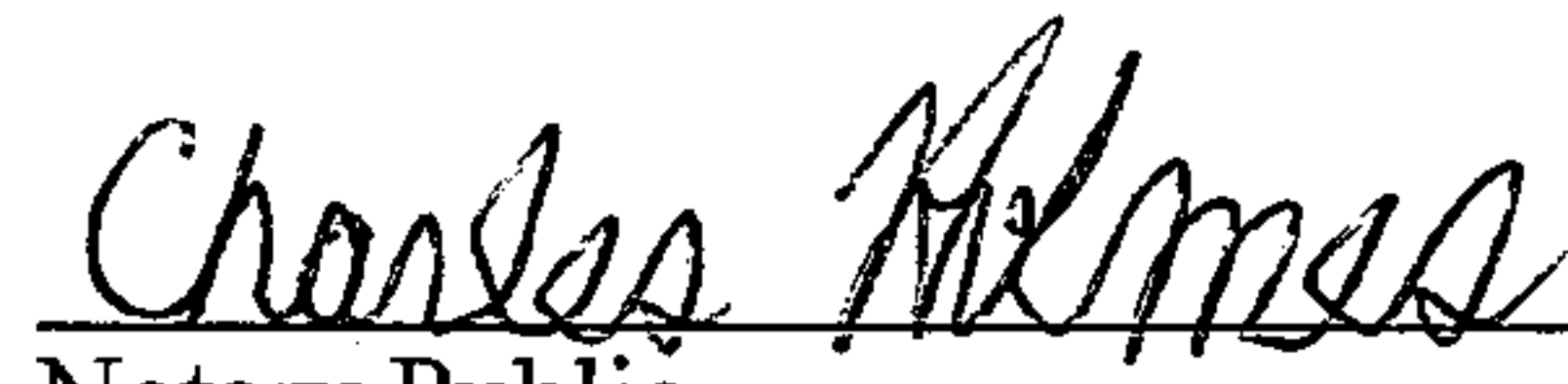
Amanda Turks
Notary Public
My Commission Expires: 12/10/2021


Raymond Kleeschulte

STATE OF Missouri
COUNTY OF St. Charles

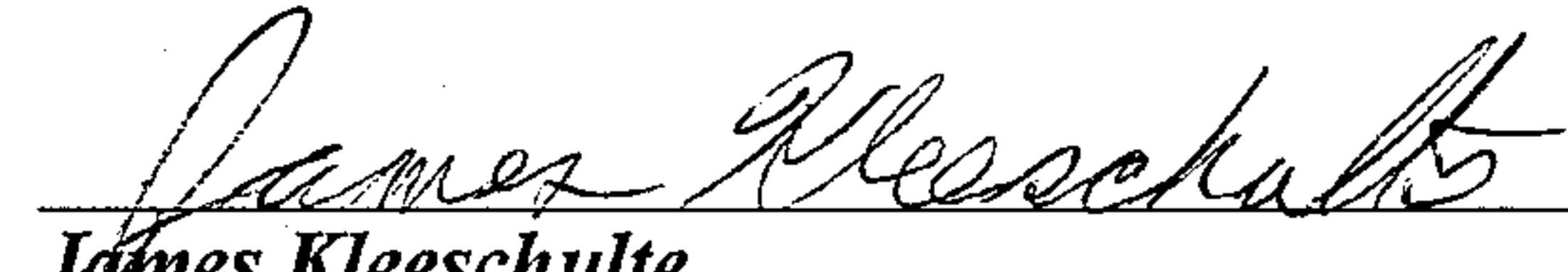
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Raymond Kleeschulte as the Heir at Law of Pearl Kleeschulte**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed 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 5 day of March, 2020.


Notary Public
My Commission Expires: 3-11-2022




CHARLES HOLMES
My Commission Expires
March 11, 2022
St. Louis County
Commission #18836098

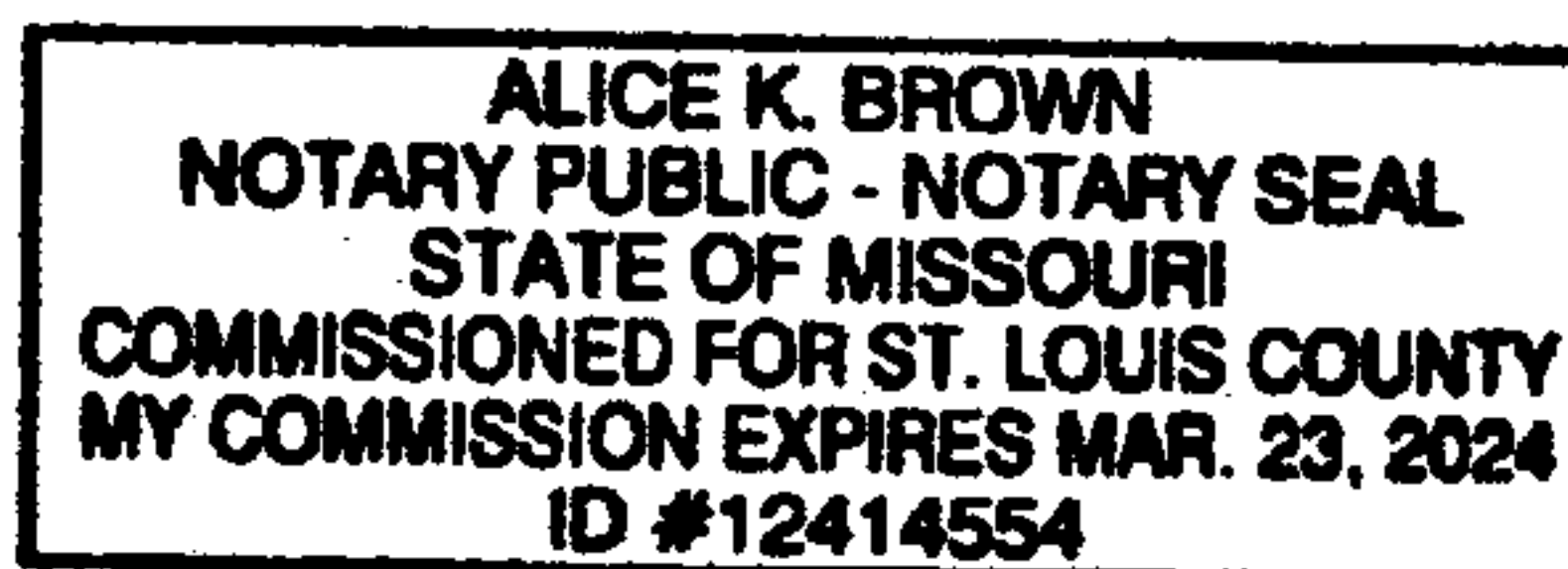

James Kleeschulte

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *James Kleeschulte as the Heir at Law of Pearl Kleeschulte*, 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 11th day of March, 2020.


Notary Public Alice K. Brown
My Commission Expires: 3/23/24

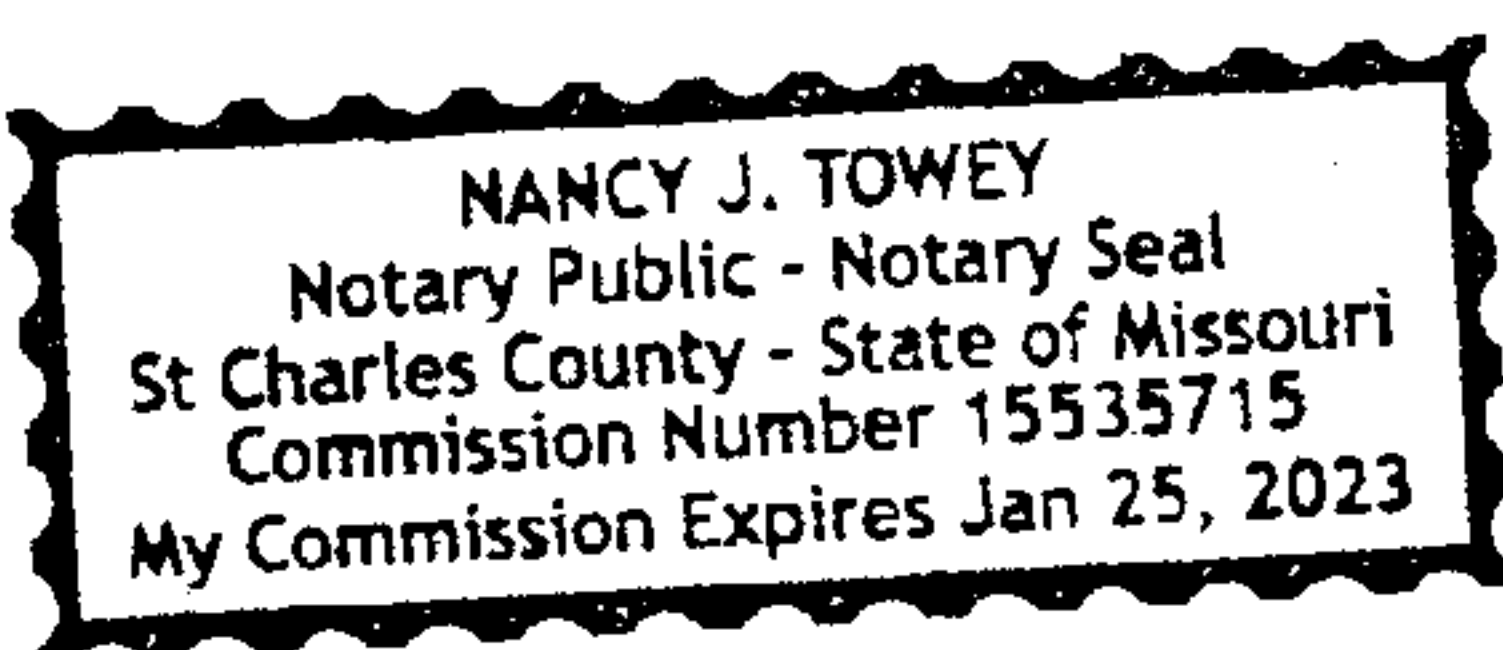


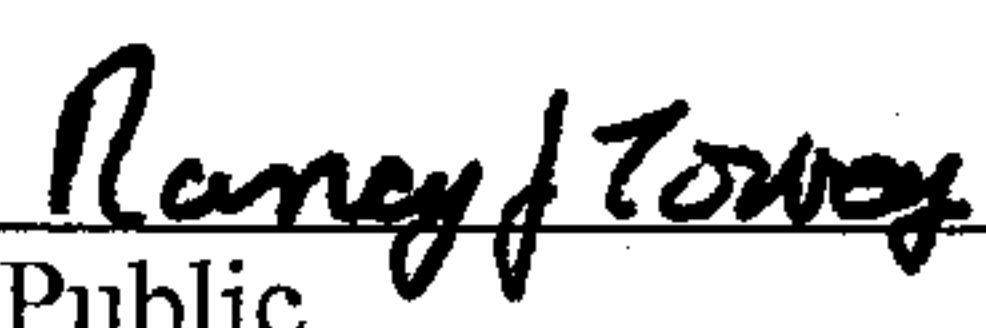

Sean Kleeschulte

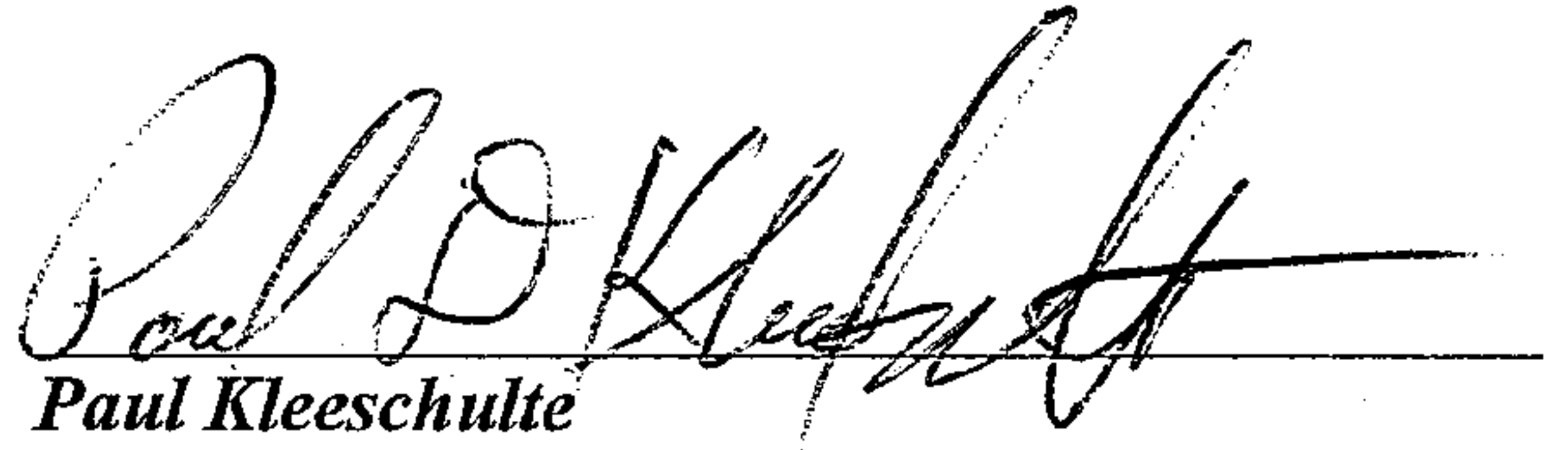
STATE OF Missouri
COUNTY OF St Charles

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sean Kleeschulte as the Heir at Law of Pearl Kleeschulte*, 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 9th day of March, 2020.



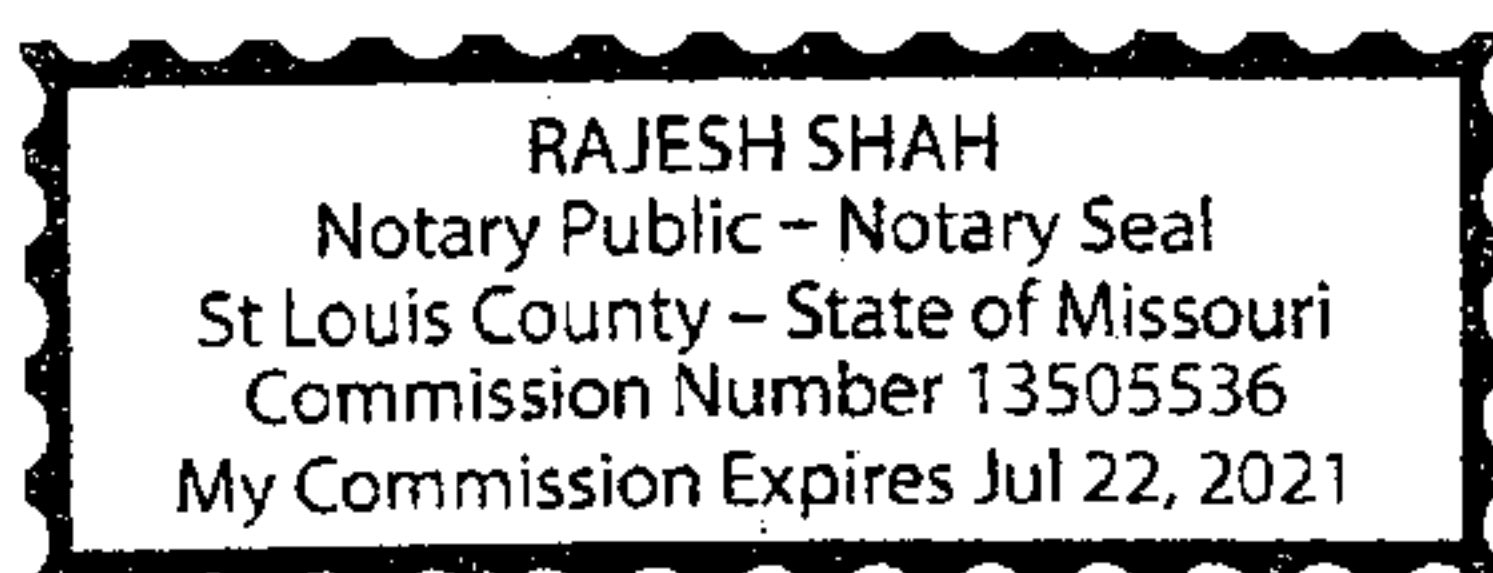

Notary Public
My Commission Expires: 01-25-2023



Paul Kleeschulte

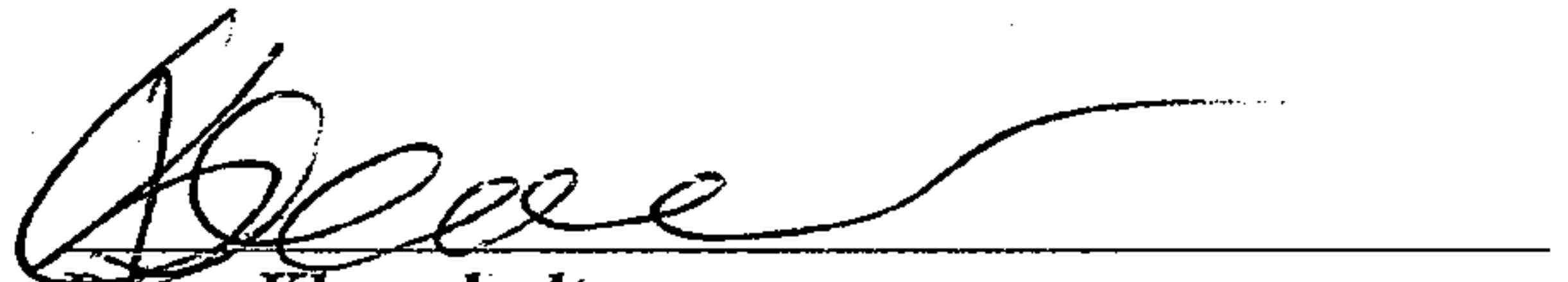
STATE OF MISSOURI
COUNTY OF ST CHARLES

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Paul Kleeschulte as the Heir at Law of Pearl Kleeschulte***, 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 13th day of MARCH, 2020.




Notary Public
My Commission Expires: 07/22/2021

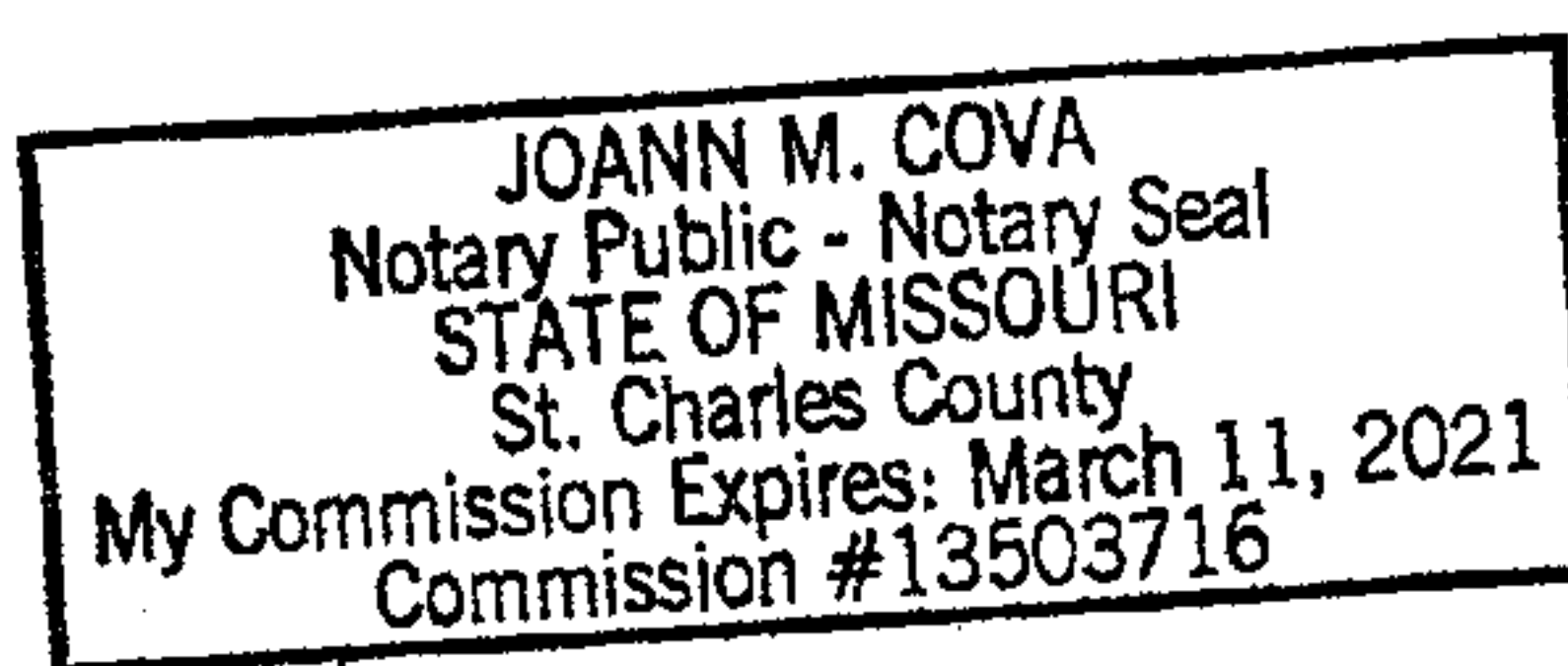

Dana Kleeschulte

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dana Kleeschulte as the Heir at Law of Pearl Kleeschulte**, 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 25th day of March, 2020.


Notary Public
My Commission Expires:



Cheryl Kleeschulte Degenhart
Cheryl Degenhart
Cheryl Kleeschulte Degenhart

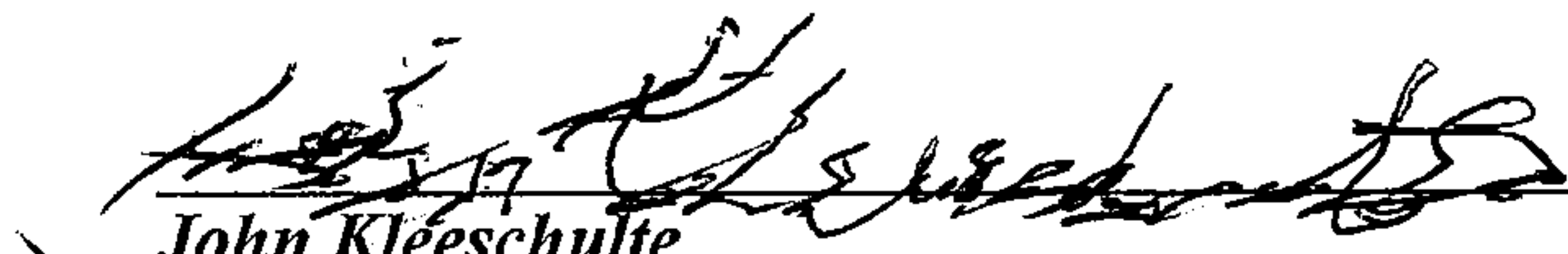
STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Cheryl Kleeschulte Degenhart as the Heir at Law of Pearl Kleeschulte*, 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 10th day of March, 2020.




Lauren Butz
Notary Public
My Commission Expires: May 8, 2021


John Kleeschulte

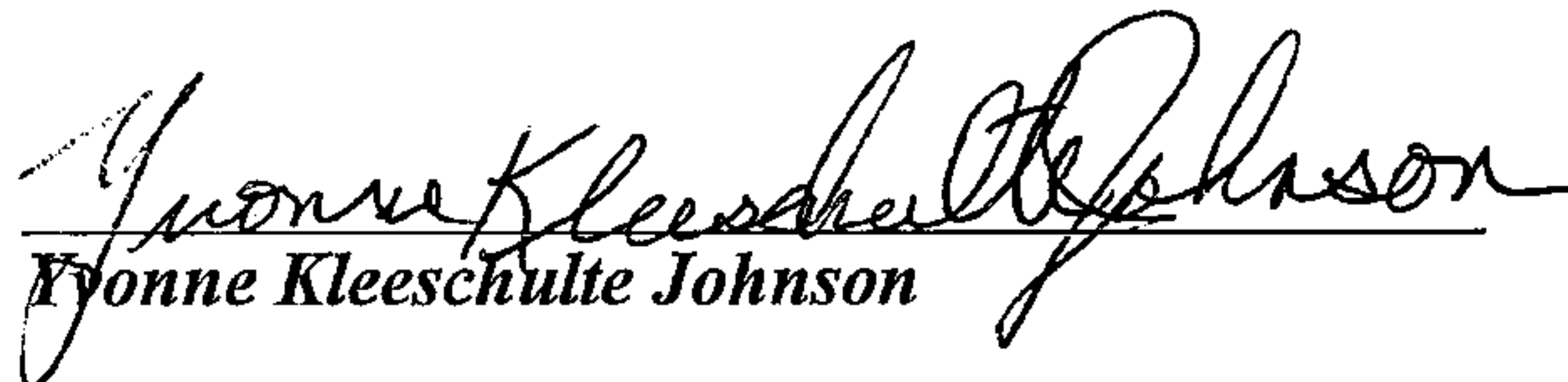
STATE OF IL)
COUNTY OF DuPage)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *John Kleeschulte as the Heir at Law of Pearl Kleeschulte*, 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 6 day of March, 2020.


Notary Public
My Commission Expires: 8/5/2020




Yvonne Kleeschulte Johnson

STATE OF VA
COUNTY OF UNSWER

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Yvonne Kleeschulte Johnson as the Heir at Law of Pearl Kleeschulte*, 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 10 day of MARCH, 2020.



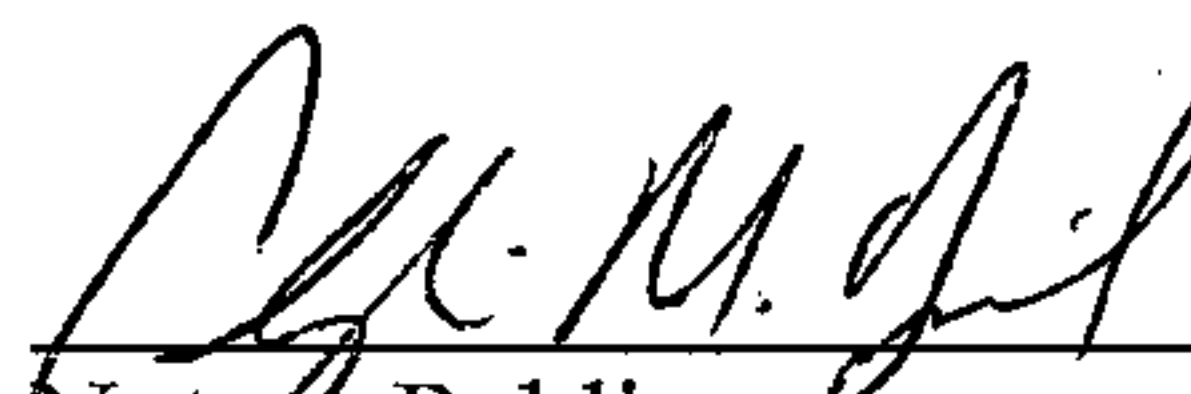

Notary Public
My Commission Expires: July 31, 2020

EXHIBIT "A" – LEGAL DESCRIPTION

A part of the NE 1/4 of NW 1/4 of Section 30, Township 19 South, Range 1 East, more particularly described as follows: Beginning at the SW corner of James Parson land on the northwest side of Chelsea Game Preserve Lake Road right of way and run in a northerly direction along West line of Parsons land 227 feet, more or less, to North line of said forty acres; thence in a westerly direction along North line of said forty a distance of 58 yards, more or less, to McMahon property; thence in a southerly direction along East line of McMahon property a distance of 270 feet, more or less to North line of said Lake Road; thence in a northeasterly direction along said road a distance of 60 yards to point of beginning. Situated in 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	Cynthia Kleeschulte Vinson	Grantee's Name	Brian Thomas Properties, LLC
Mailing Address		Mailing Address	175 Baron Drive Chelsea, AL 35043
Property Address	125 Hwy 471 Sterrett, AL 35147	Date of Sale	August 4, 2020
		Total Purchase Price	\$14,375.00
		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)

Bill of Sale	Appraisal
XX Sales Contract	Other
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.

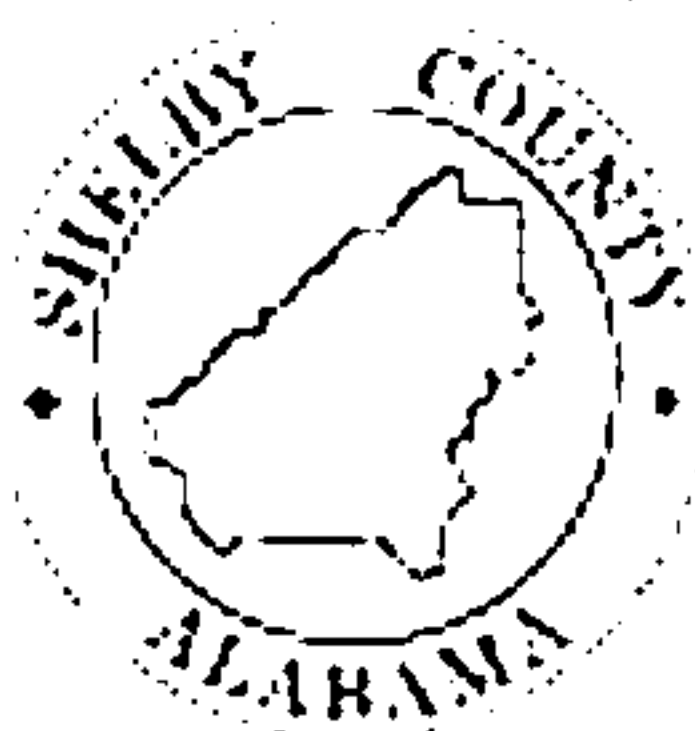
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	February 26, 2020	Print	Cynthia Kleeschulte Vinson
Unattested		Sign	Cynthia Kleeschulte Vinson (Grantor/Grantee/Owner/Agent) circle one
	(verified by)		

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 03:18:05 PM
\$84.50 JESSICA
20200804000331780

Allen S. Bayl