

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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 Dr
Chelsea, Al 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Billy Ray Foster, a ~~MARRIED~~ man, Randy Foster, a ~~MARRIED~~ man, Corey Foster, a ~~MARRIED~~ man, Kay Foster Jordan, a ~~MARRIED~~ woman, and Barry Foster, a ~~SINGLE~~ 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:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

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 their spouse if any.

Grantors herein are all the Heirs at Law of Jessie Foster, having died on or about Nov 6, 1963.

\$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.

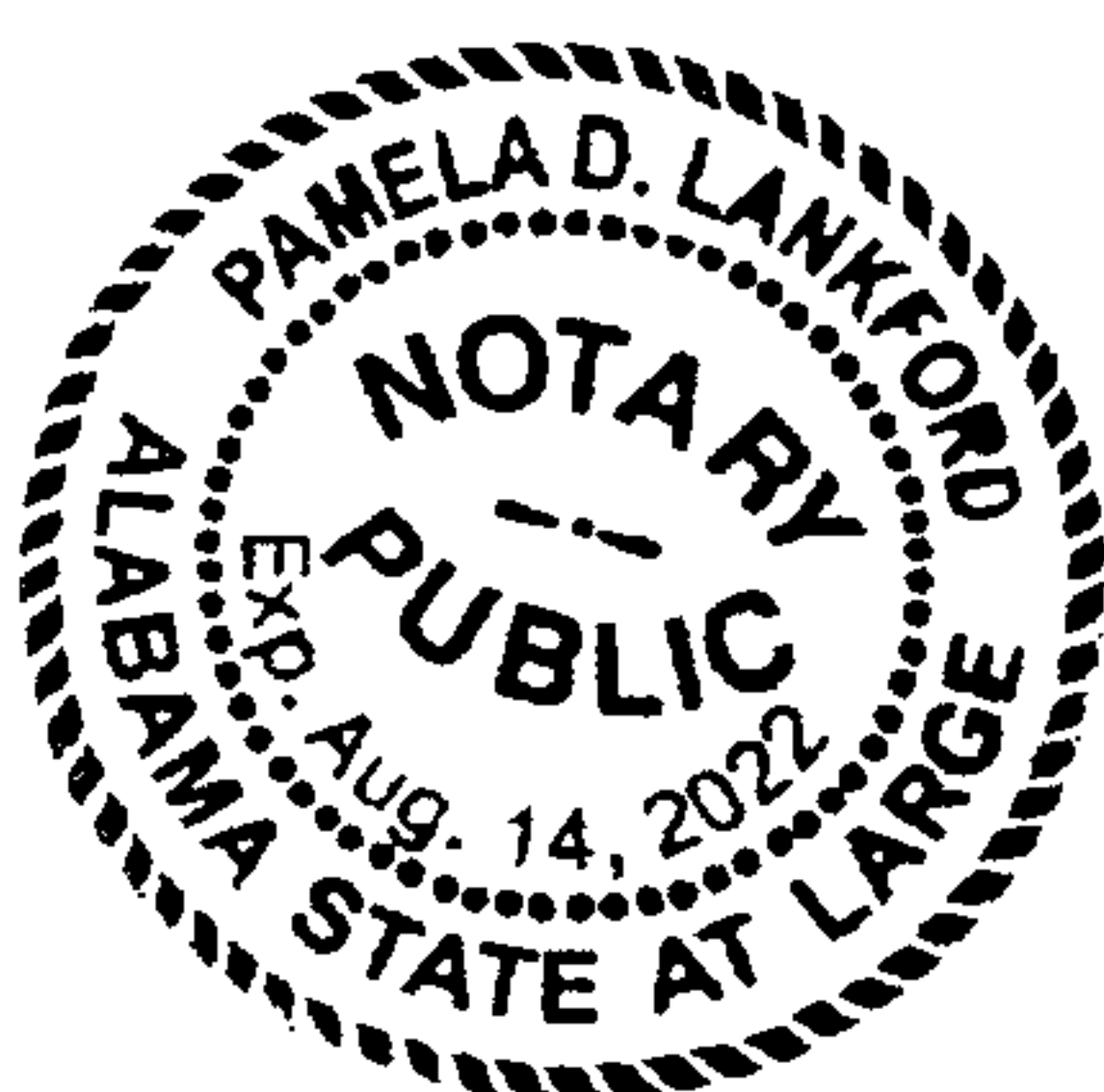
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of MAY, 2020.

Billy Ray Foster
Billy Ray Foster

STATE OF Alabama
COUNTY OF Lee

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Billy Ray Foster**, 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 18th day of may, 2020.



Pamela D. Lankford
Notary Public
My Commission Expires: 8-14-22

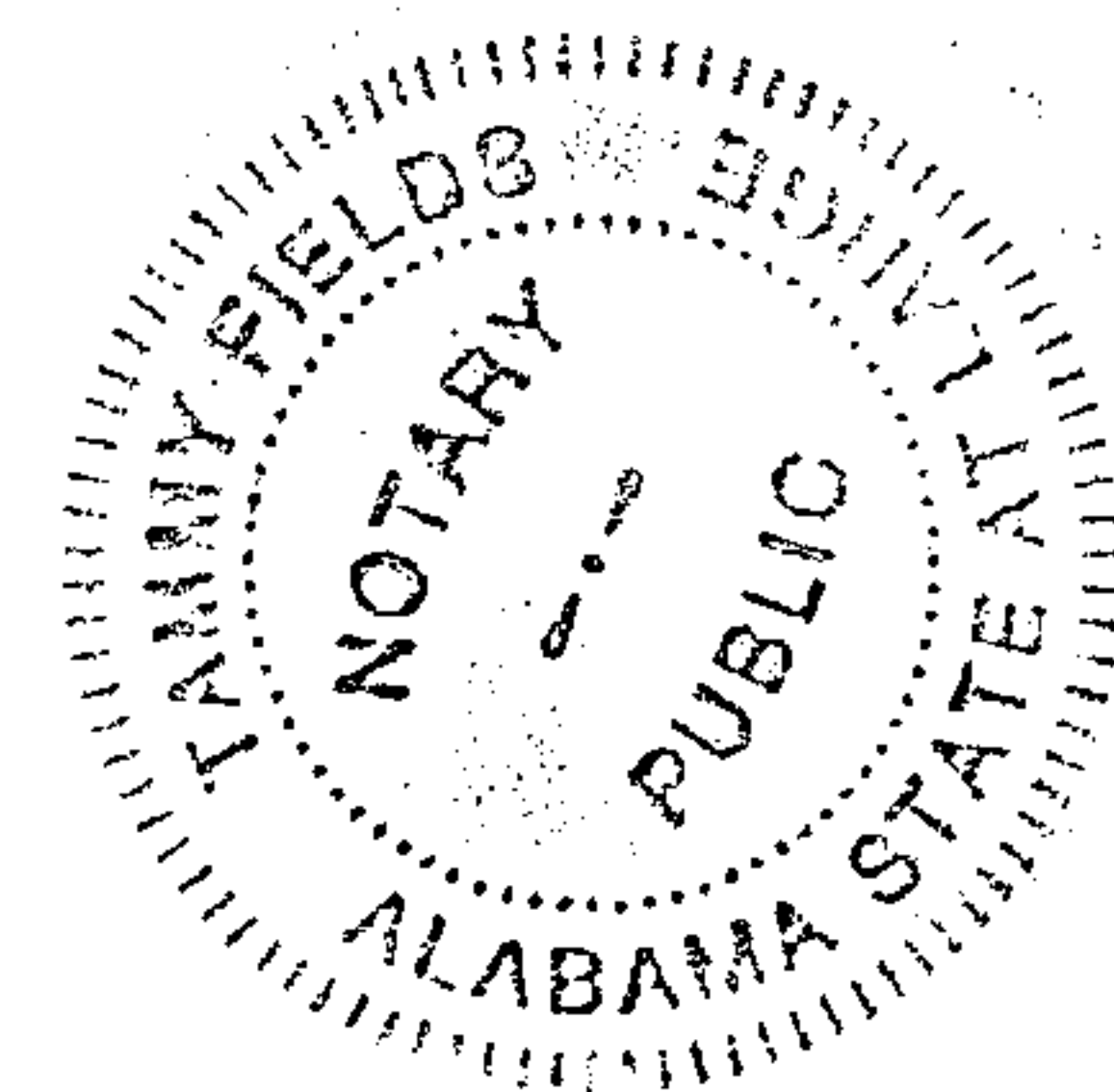
Corey Foster
Corey Foster

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Corey Foster**, 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 29 day of July, 2020.

Tammy Field
Notary Public
My Commission Expires:
8-15-20



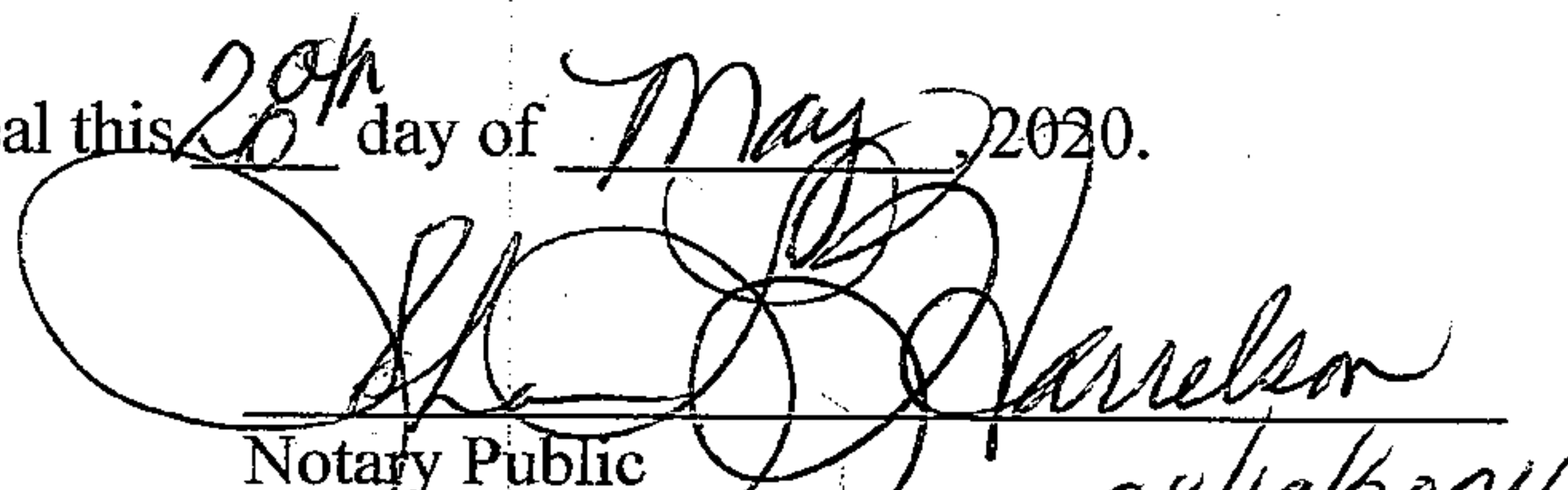
STATE OF Alabama
COUNTY OF Tallapoosa


Randy Foster



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Randy Foster**, 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 28th day of May, 2020.

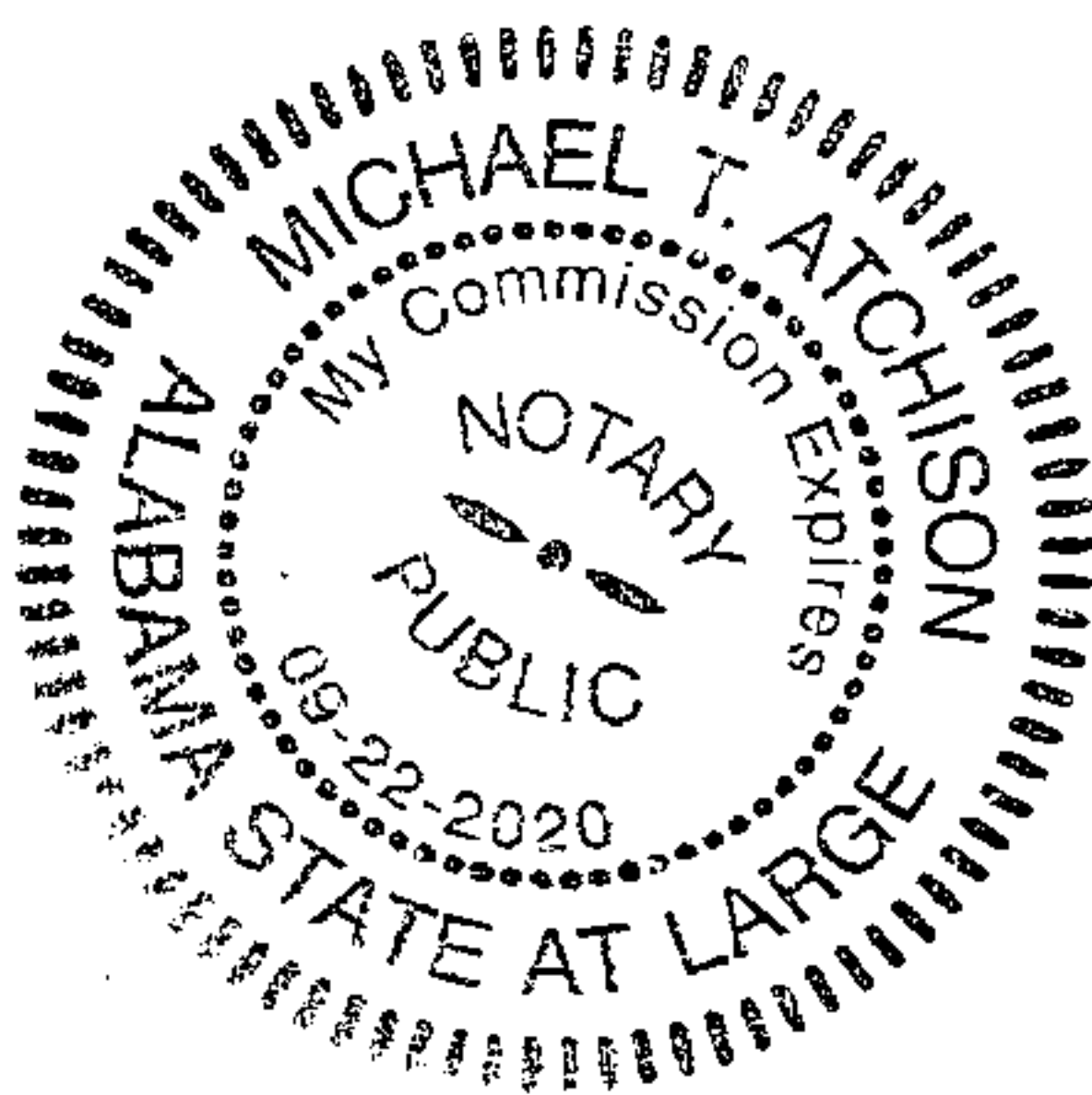

Notary Public
My Commission Expires: 04/19/2024

STATE OF Alabama
COUNTY OF Shelby

Barry Foster
Barry Foster

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barry Foster**, 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 16th day of May, 2020.



Michael T. Atchison
Notary Public
My Commission Expires: 9-22-2020

STATE OF Alabama
COUNTY OF Calhoun

Kay Foster Jordan
Kay Foster Jordan

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay Foster Jordan**, 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 3rd day of July, 2020.

Connie McIlwain
Notary Public
My Commission Expires: 9/08/2024

EXHIBIT "A" – LEGAL DESCRIPTION

Begin at a point where the South line of Section 15, T-22S, R-1W intersects the Southernmost right-of-way line of Shelby County Highway 42; thence run Easterly along said Section line a distance of 400 feet to a point; thence turn an angle of 90° to the left and run Northerly a distance of 225 feet more or less to a point on the above mentioned Southernmost right-of-way line of Shelby County Highway 42; thence turn an angle to the left and run along said right-of-way line to the point of beginning. Said parcel of land is lying in the SW ¼ of SE ¼, Section 15, T-22s, R-1w and contains approximately 1 acre.
Situating 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	Billy Ray Foster	Grantee's Name	Brian Thomas Properties
Mailing Address		Mailing Address	175 Baron Drive
			Chelsea, AL 35043
Property Address	Highway 42	Date of Sale	10-23-2020
	Shelby, AL 35143	Total Purchase Price	\$ 625.00
		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.

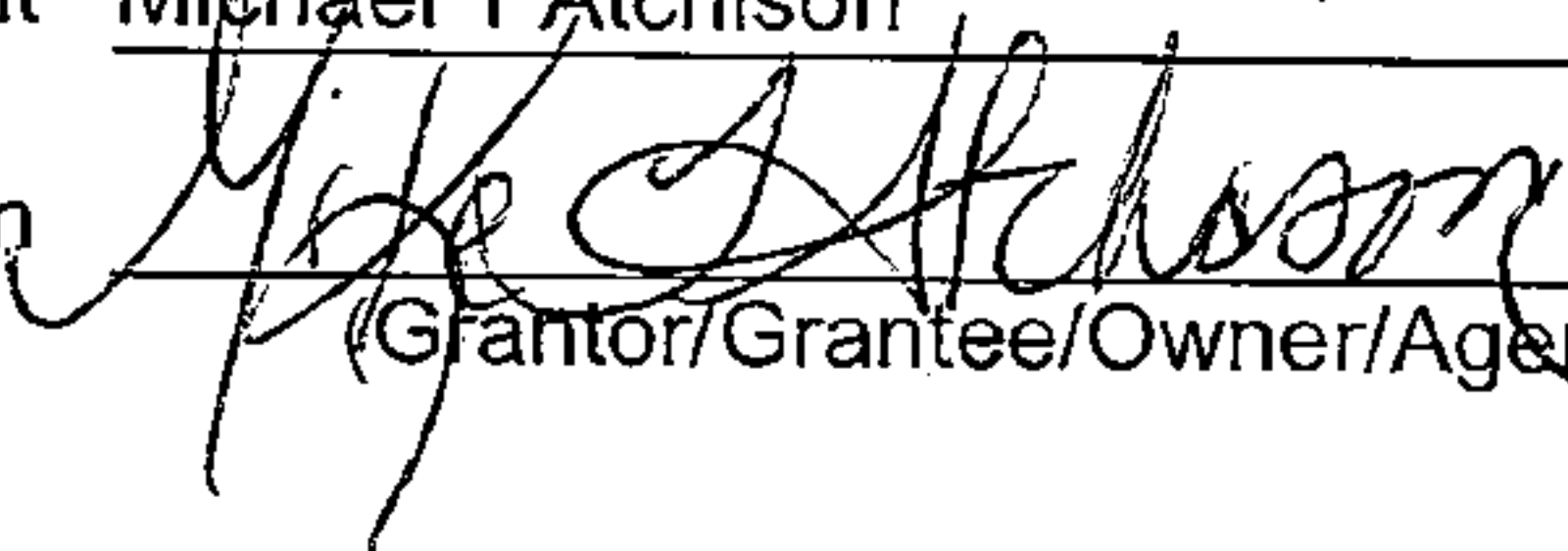
Date of Sale - the date on which interest to the property was conveyed.

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	October 23, 2020	Print	Michael T Atchison
<input type="checkbox"/> Unattested		Sign	
	(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
10/23/2020 02:58:19 PM
\$44.00 JESSICA
20201023000484650

Allen S. Bayl