

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26680

Send Tax Notice To: Fred Wayne Horton
201 Horton Cove Road
Calera, AL 35040

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)**, 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 **Fred Wayne Horton**, (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

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 29th day of October, 2020.

BRIAN THOMAS PROPERTIES, LLC


Brian Thomas
Managing Member

State of Alabama

County of Shelby

I, Jennifer Lineberry, 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 29th day of October, 2020.


Notary Public, State of Alabama

My Commission Expires: 11-13-2023

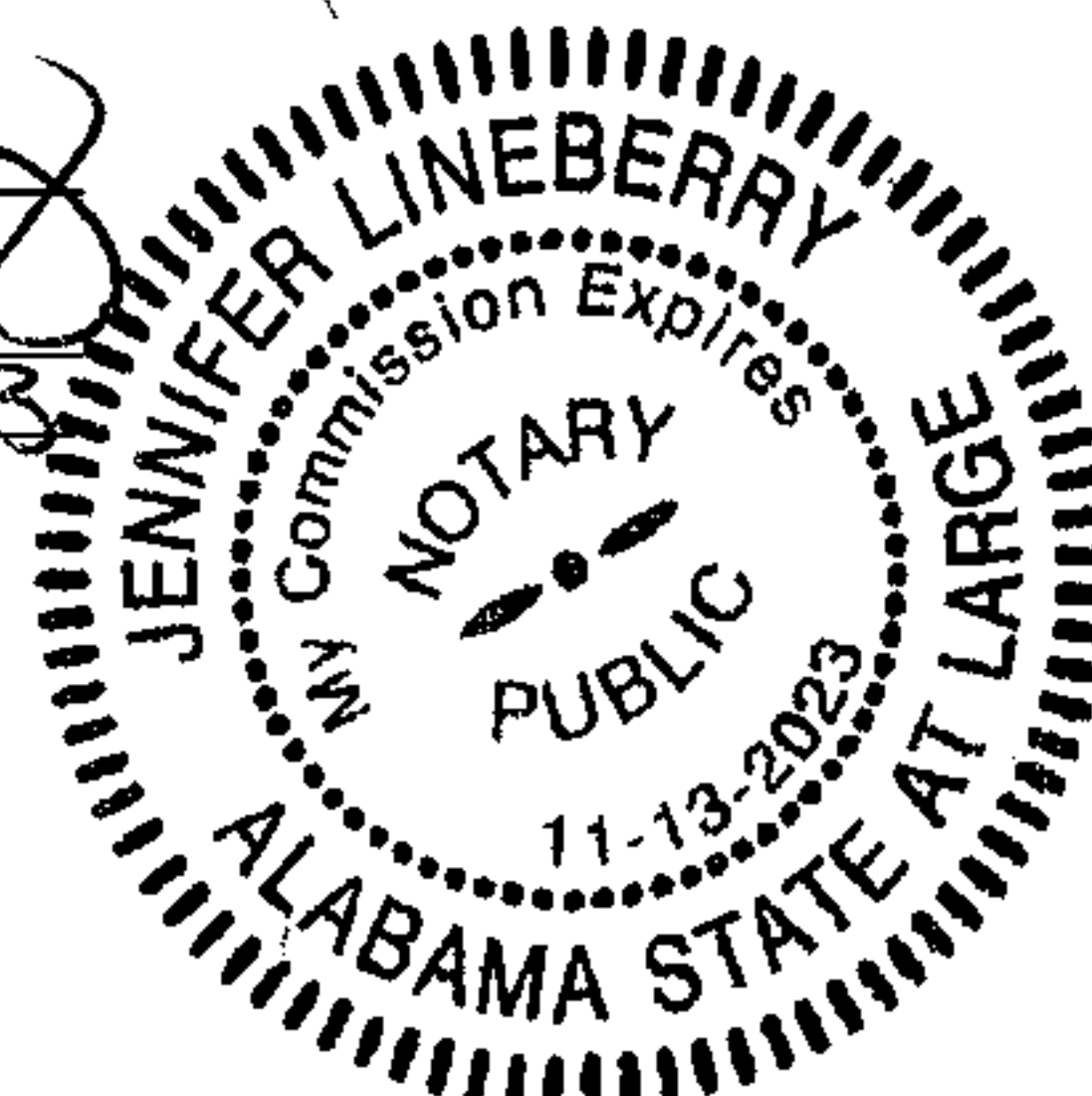


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at a point where the South line of Section 15, Township 22 South, Range 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 1/4 of SE1/4 of Section 15, Township 22 S, Range 1W. 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	<u>Brian Thomas Properties</u>	Grantee's Name	<u>Fred Wayne Horton</u>
Mailing Address	<u>175 Baron Drive</u> <u>Chelsea, AL 35040</u>	Mailing Address	<u>201 Horton Cove Road</u> <u>Calera, AL 35040</u>
Property Address	<u>Highway 42</u> <u>Shelby, AL 35143</u>	Date of Sale	<u></u>
		Total Purchase Price	<u>\$22,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 28, 2020

Print Brian Thomas Properties, LLC

Unattested

Sign *Brian Thomas*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2020 01:45:48 PM
\$50.00 MISTI
20201103000497770

Form RT-1

Allen S. Bayl