

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Brian Thomas Properties, LLC  
175 Baron Drive  
Chelsea, AL 35043

File No.: MV-20-26640

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighteen Thousand Five Hundred Dollars and No Cents (\$18,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joe Michael Maniscalco, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas Properties, LLC**, (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

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or his spouse, if any.

\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 09 day of November, 2020.

Joe Michael Maniscalco

State of

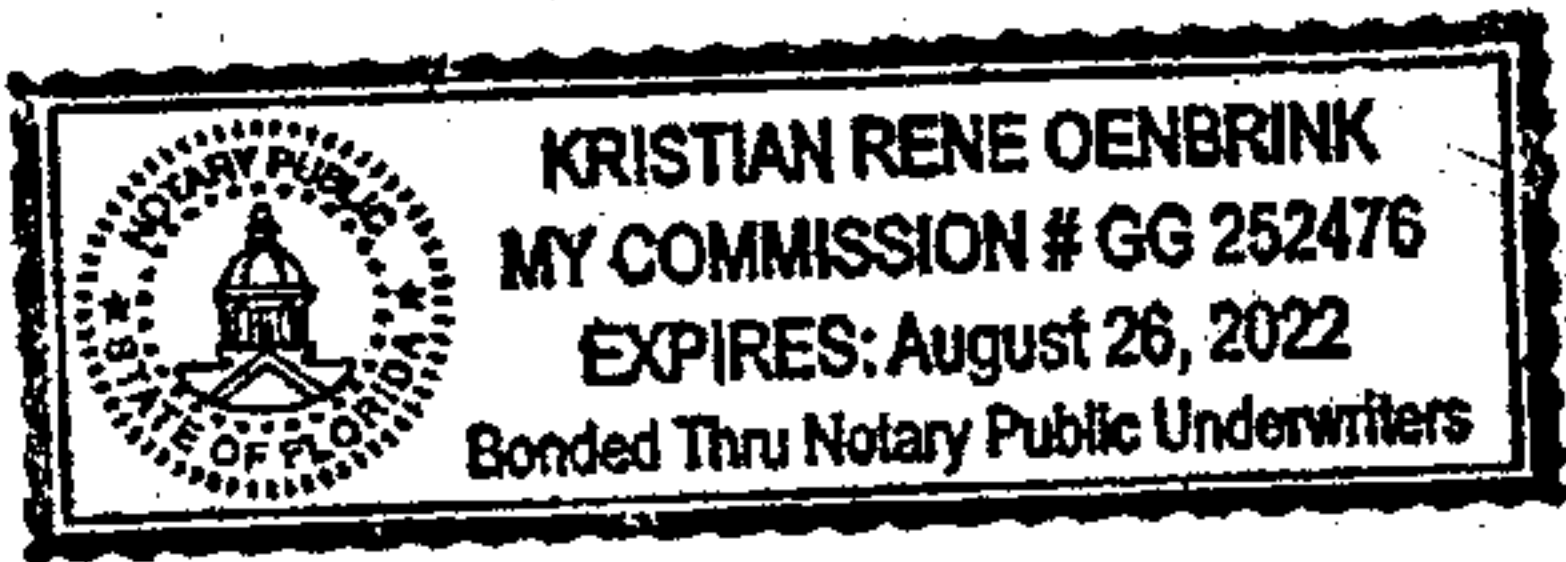
County of

I, Kristian Oenbrink, a Notary Public in and for the said County in said State, hereby certify that Joe Michael Maniscalco, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of November, 2020.

Notary Public, State of Florida

My Commission Expires: August 26, 2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, more particularly described as follows:

Begin at the point of intersection of the Southeasterly projection of the Southerly right of way line of Shelby County Highway No. 69 with the Northeasterly project of the Westerly right of way line of Shelby County Highway No. 47; thence Southwesterly along said Westerly right of way line of said Highway No. 47, 202.26 feet; thence 89 degrees 40 minutes 57 seconds right in a Northwesterly direction, 379.17 feet to a point on the Westerly line of said NW 1/4 of NW 14 of said Section 26; thence 78 degrees 54 minutes 43 seconds right in a Northerly direction along said Westerly line of said Section 26, 309.06 feet, to a point on said Southerly line of said Shelby County Highway No. 69; thence 114 degrees 01 minutes 40 seconds right in a Southeasterly direction along said Southerly right of way line of said Shelby County Highway No. 69, 451.19 feet to the point of beginning.

According to survey of Robert Reynolds, PLS #25657, dated October 26, 2020.

Real Estate Sales Validation Form

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

Grantor's Name	Joe Michael Maniscalco	Grantee's Name	Brian Thomas Properties, LLC
Mailing Address	3111 Preserve Pkwy Blvd	Mailing Address	175 Baron Drive
	Panama City Beach, FL 32408		Chelsea, AL 35043
Property Address	0 Hwy 47	Date of Sale	November 09, 2020
	Columbiana, AL 35051	Total Purchase Price	\$18,500.00
		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.

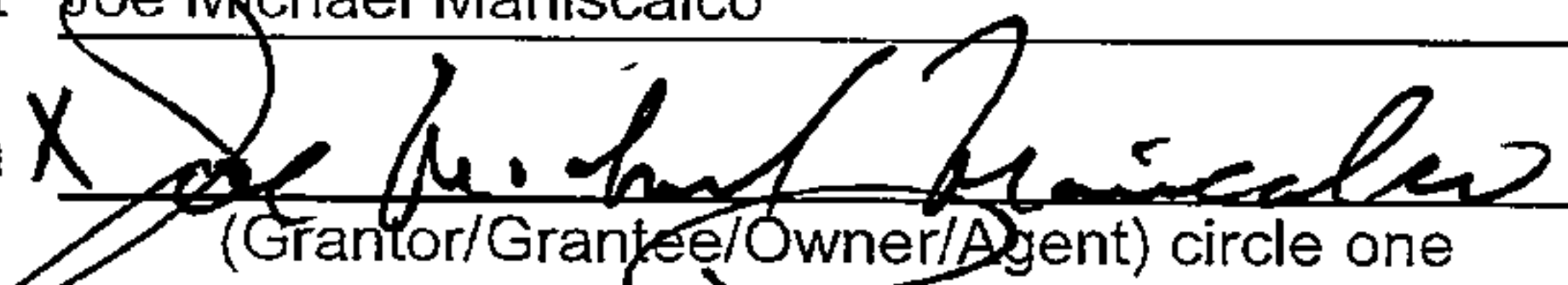
Date of Sale - the date on which interest to the property was conveyed.

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.

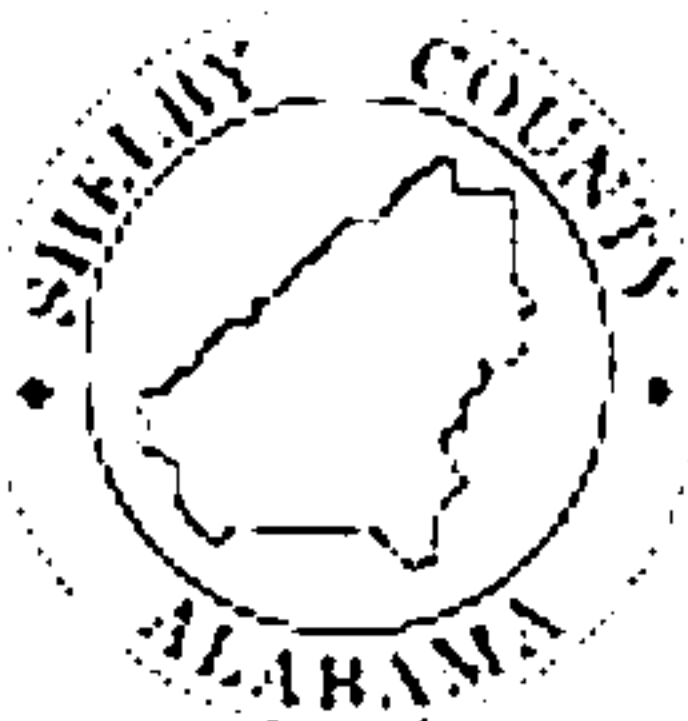
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	November 05, 2020	Print	Joe Michael Maniscalco
<input type="checkbox"/> Unattested		Sign	X 
	(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  
11/13/2020 10:11:20 AM  
\$46.50 CHARITY  
20201113000519180

Allen S. Bayl