

THIS INSTRUMENT PREPARED BY:
Courtney A. Moseley, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Susan Laughlin
39 Mayfly Lane
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Twenty-Three Thousand Two Hundred Seventy-Five and 00/100 DOLLARS (\$223,275.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I

Brian Thomas Properties, LLC

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Susan Laughlin

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Refer to Exhibit A


Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$212,100.00 of the above purchase price was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, her heirs and assigns forever.

And it does for itself and for its successors and assigns covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; 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,her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the **18th** day of **November 2020**.



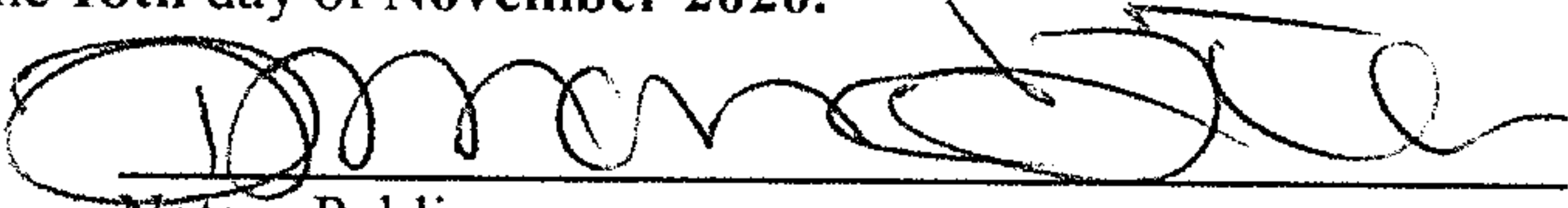
Brian Thomas Properties, LLC
By: **Brian Thomas**
Its Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Thomas, whose name as 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, the **18th** day of **November 2020**.

SEAL



Notary Public
My Commission Expires: **7.11.23**

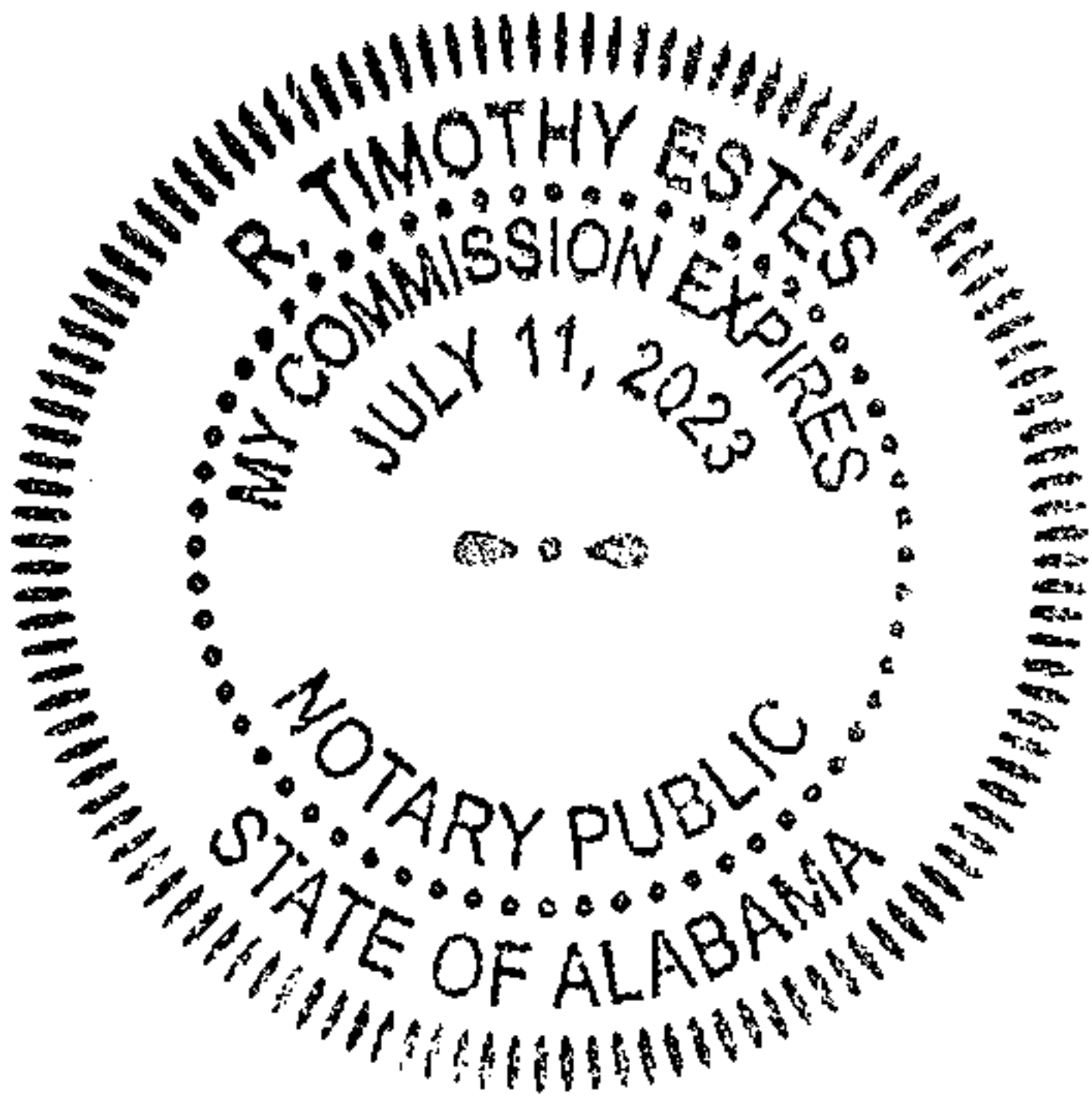


Exhibit A

South ½ of Lot 3 and Lot 4 of Benson's Camp, as recorded in Map Book 4, page 28, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the NE ¼ of the SE ¼ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 88°12'00"E for a distance of 605.00' to the Easterly ROW line of Mayfly Lane; thence S 00°06'00"E and along said ROW line for a distance of 125.00' to the POINT OF BEGINNING; thence continue S 00°06'00"E and along said ROW line for a distance of 75.29'; thence N 87°47'29"E and leaving said ROW line for a distance of 124.92' to the water's edge of Lay Lake; thence N 04°59'40"W and along said water's edge for a distance of 23.55'; thence N 01°15'27"W and along said water's edge for a distance of 25.31'; thence N 13°39'40"E and along said water's edge for a distance of 23.99' to a seawall; thence S 85°17'21"E and along said seawall for a distance of 4.40'; thence N 05°36'00"E and along said seawall for a distance of 2.95'; thence S 88°12'00"W and leaving said seawall for a distance of 132.75' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated June 18, 2019.

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, LLCGrantee's Name Susan LaughlinMailing Address 175 Baron Dr
Chelsea, AL 35043Mailing Address 1032 Forest Ave.
Saraland, AL 36571Property Address 39 Mayfly Lane
Shelby, AL 35143Date of Sale November 18, 2020Total Purchase Price \$223,275.00

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☒ 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 or 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 18, 2020☐ Unattested

(verified by) _____

Print Brian Thomas Properties, LLC
Brian Thomas Its memberSign Brian Thomas
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2020 08:27:28 AM
\$39.50 CHERRY
20201120000531830

Allen S. Bayl