



20210128000047440 1/3 \$51.50  
Shelby Cnty Judge of Probate, AL  
01/28/2021 10:26:55 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:

**James A. Sullivan**  
2416 1<sup>st</sup> Avenue North, Unit 3  
Birmingham, AL 35203

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Thanos Ventures, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James A. Sullivan** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 3, in Block 1, of the Eckmann Subdivision, according to Plat recorded in Plat Book 3, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama, EXCEPT that property described in deed recorded in said Probate Office in Deed Book 288, Page 198, as follows: Commence at the Southeasterly corner of Lot 3, Block 1, of the Eckman Subdivision, according to Plat recorded in Plat Book 3, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northwesterly along the Northeasterly line of said lot and along Southwesterly right of way line of old U. S. Highway No. 31, for a distance of 16.0 feet to the point of beginning of the part herein described; thence continue along said Northeasterly line of Lot 3 for a distance of 100.00 feet to the Northeasterly corner of said Lot 3; thence in a Southwesterly direction along the Northwesterly line of Lot 3 for a distance of 122.68 feet to a point; thence an angle left of 80 degrees 36 minutes and run Southeasterly for 101.11 feet to a point; thence an angle left of 99 degrees 24 minutes and run Northeasterly 15.95 feet Northwesterly of and parallel to the Southeasterly line of Lot 3 for 131.58 feet to the point of beginning. Being a part of Lot 3, Block 1 of the Eckmann Subdivision. Situated in Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **2160 Highway 31 South, Pelham, AL 35124**

**\$131,750.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.



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AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **22nd day of January, 2021.**

Ventures,  
**Thanos Investments, LLC**

**By: Robert Wilson**  
**Its Manager**

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

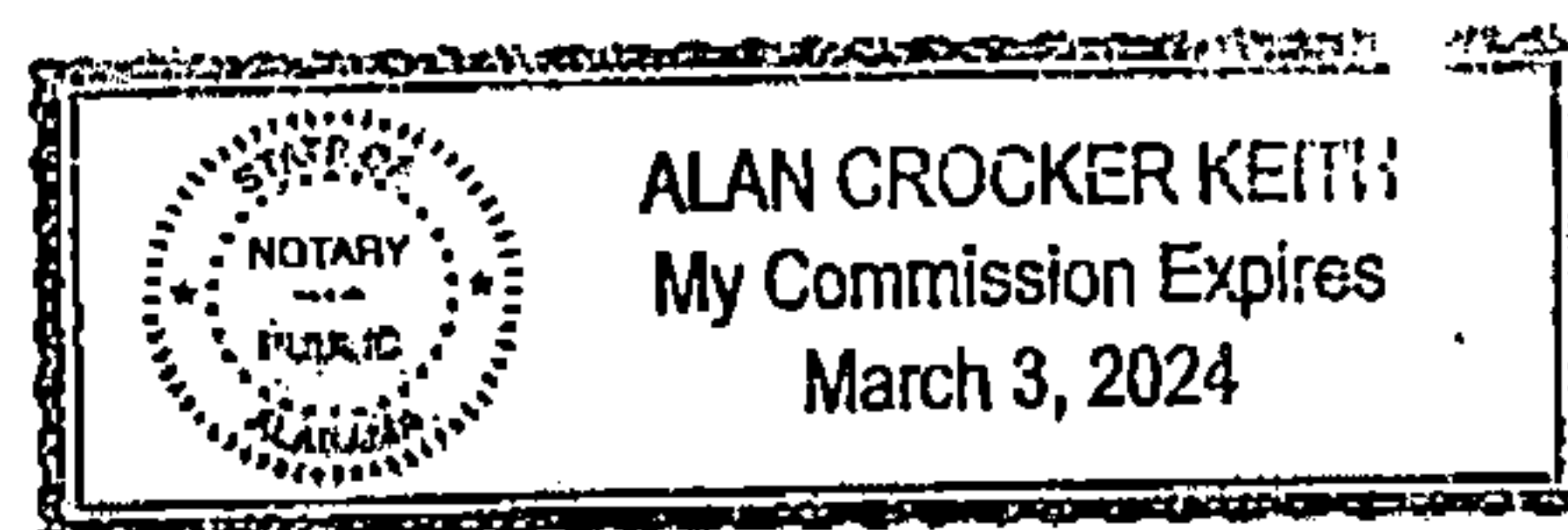
\*Ventures,

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Wilson** whose name as **Manager** of **Thanos Investments, 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 Instrument, he as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **22nd day of January, 2021**

NOTARY PUBLIC

My Commission Expires: **03/03/2024**





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## Real Estate Sales Validation Form

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

Grantor's Name Thanos Ventures, LLC  
Mailing Address 1900 Corporate Drive  
Unit 381031  
Birmingham, AL 35242

Grantee's Name James A. Sullivan  
Mailing Address 2416 1st Avenue North, Unit 3  
Birmingham, AL 35203

Property Address 2160 Highway 31 South  
Pelham, AL 35124

Date of Sale 01/22/2021

Total Purchase Price \$155000.00

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 1/27/21

Print Jeff W. Parmer

Filed and Recorded  
Official Public Records  
Noted Judge of Probate, Shelby County Alabama, County Clerk  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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*Allen S. Bayl*