

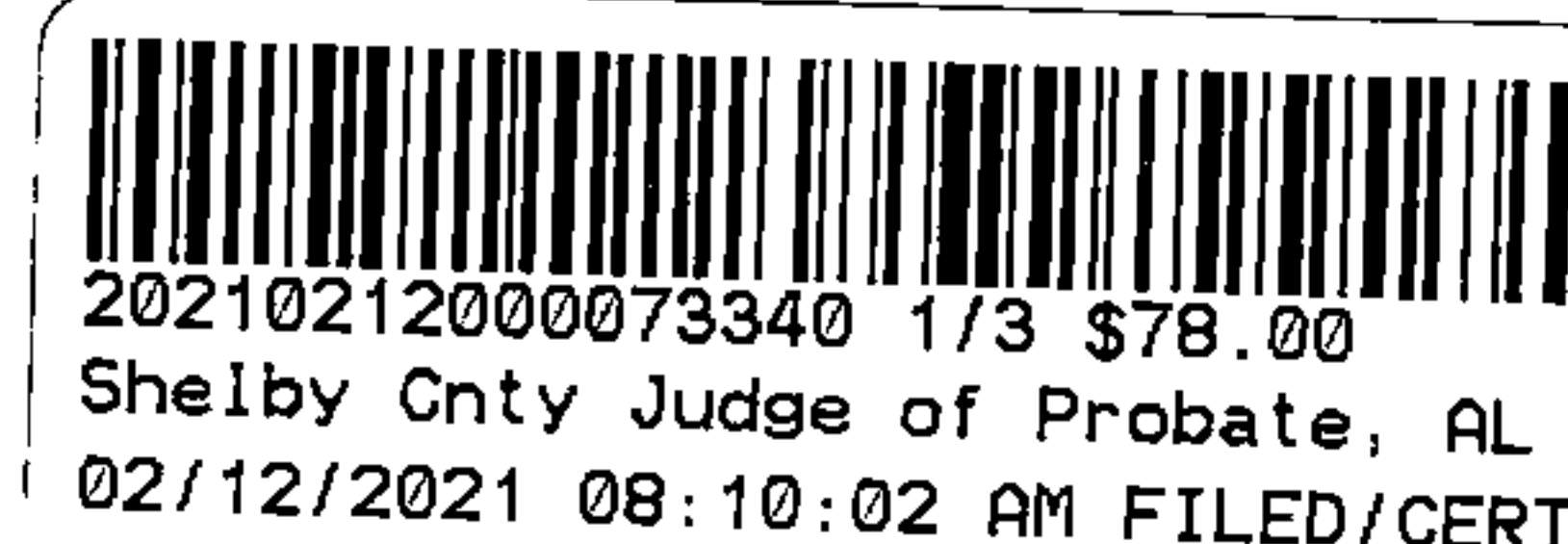
This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

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

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty Thousand Thousand and 00/100 Dollars (\$50,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah A. Nelson f/k/a Sarah A. Nichols, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Brian Thomas Properties, LLC**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOTS 5 AND 6, IN BLOCK 255 ACCORDING TO DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Note: This property does not constitute homestead property for Grantor.

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

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 5th day of February, 2021 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Sarah A. Nelson (l.s.)

Sarah A. Nelson f/k/a Sarah A. Nichols

Shelby County, AL 02/12/2021
State of Alabama
Deed Tax: \$50.00

20210212000073340 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
02/12/2021 08:10:02 AM FILED/CERT

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Sarah A. Nelson f/k/a Sarah A. Nichols, *who with authority and power of sale* signed the foregoing Deed, said person known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 5th day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Real Estate Sales Validation Form

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

Grantor's Name Sarah A Nelson
Mailing Address _____

Grantee's Name Brian Thomas Properties LLC
Mailing Address 175 Baron Drive
Chelsea AL 35043

Property Address 2130 16th St
Calera AL 35040

Date of Sale 02/05/21
Total Purchase Price \$ 50,000

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 02/05/21

Unattested

(verified by)

Print Christopher R Synthesman
Sign _____
(Grantor/Grantee/Owner/Agent) circle one