

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Vernon Thomas**  
41 Thomas Ln  
Sterrett AL 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FORTY THOUSAND DOLLARS AND NO CENTS (\$40,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Vernon Thomas, a married man, Sherry Thomas Stone, a married woman, Jimmy Thomas, a married man, Kathy Thomas Durrett, a married woman and Teresa Thomas, a single woman* (herein referred to as **Grantor**) grant, bargain, sell and convey unto *Vernon Thomas and Dawn Thomas* (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**See Attached Exhibit A for Legal Description**

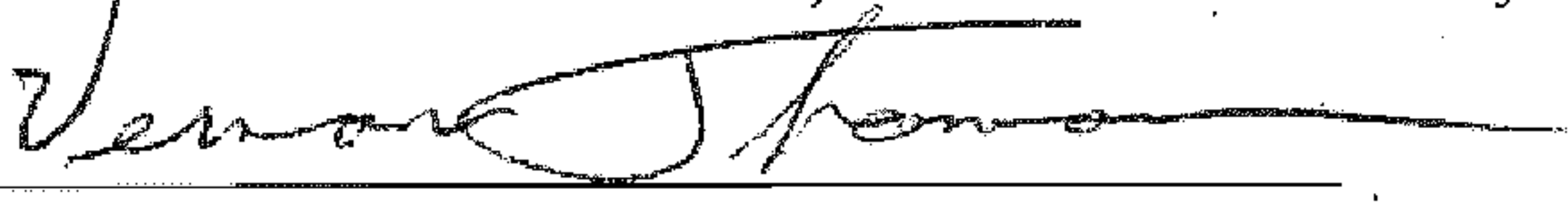
**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record

Property constitutes no part of the homestead of the Grantors herein or his spouse, if any.  
Grantors herein are all the heirs at law of Glenn Thomas, having died on 3/14/2019.  
Teresa Thomas is the surviving spouse of David Thomas, having died on 6/7/2018.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.  
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

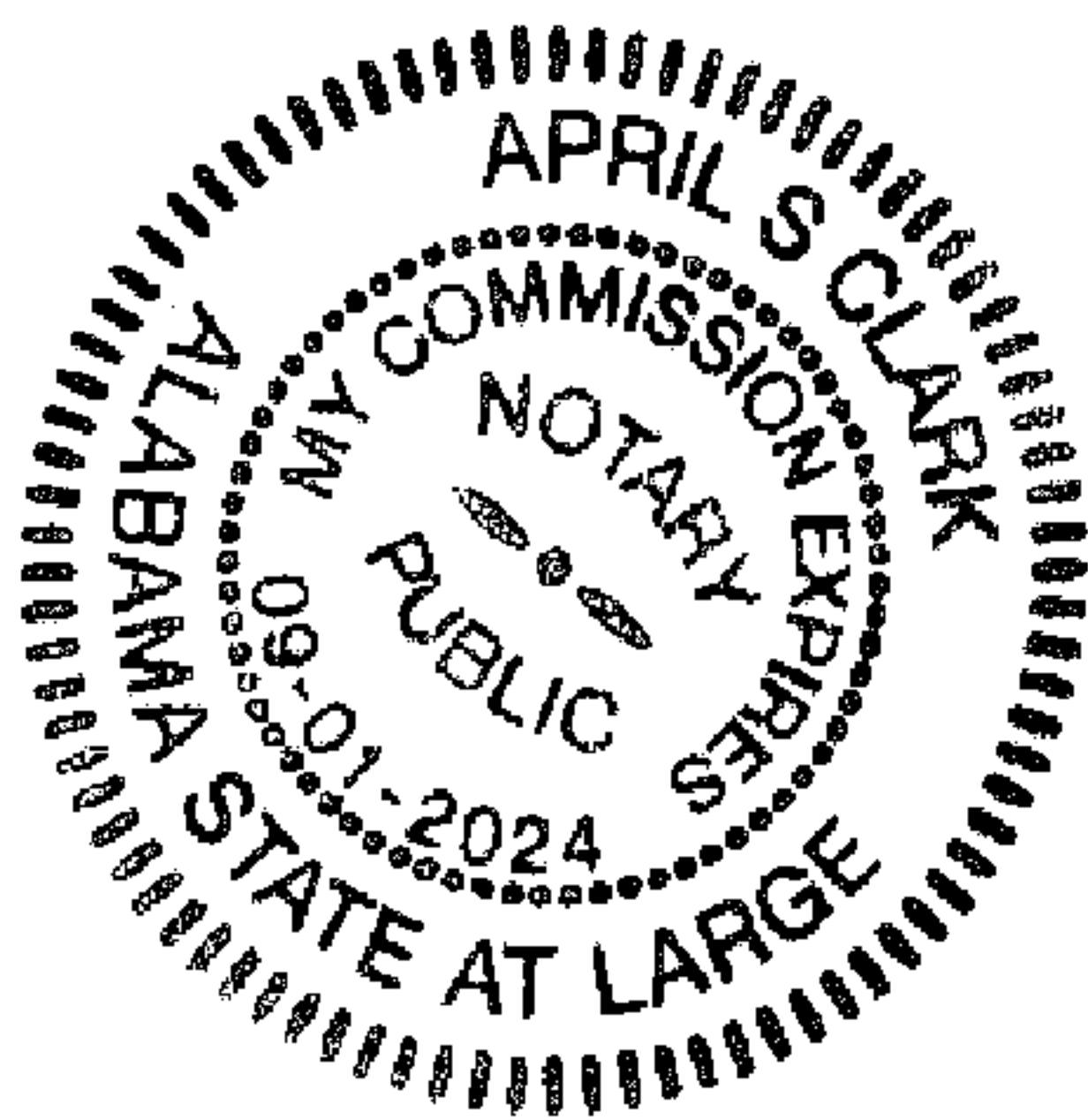
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 6<sup>th</sup> day of April, 2021.

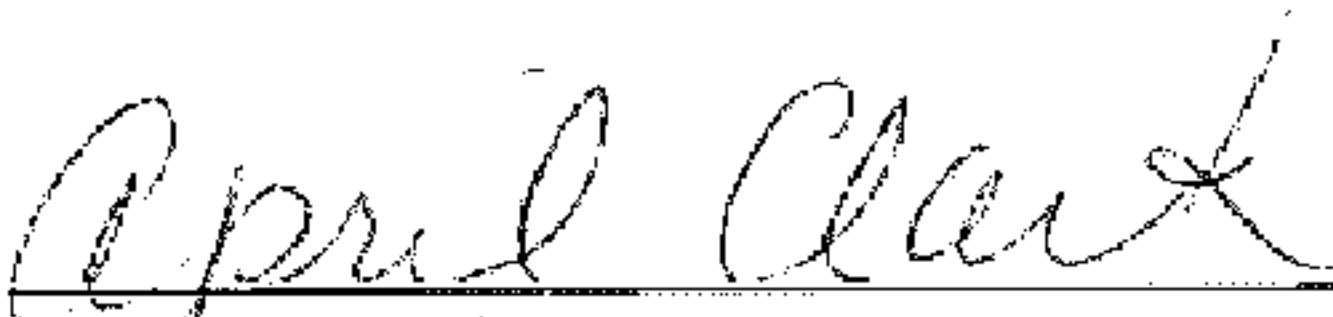
  
**Vernon Thomas**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Vernon Thomas*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of April, 2021



  
Notary Public  
My Commission Expires: 9/1/2024

Sherry Thomas Stone  
Sherry Thomas Stone

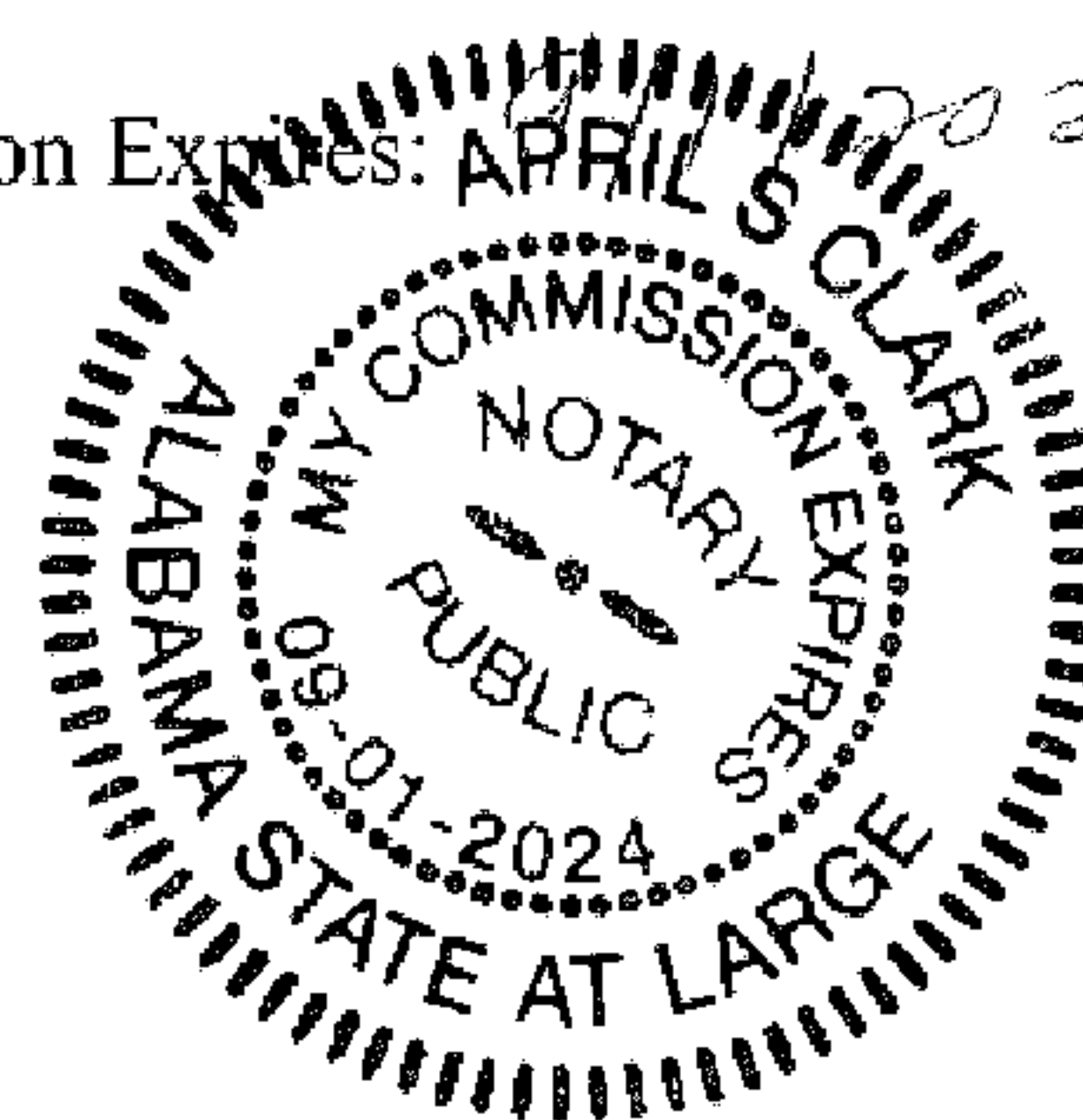
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Sherry Thomas Stone**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of April, 2021

April Clark  
Notary Public  
My Commission Expires: APRIL 5 CLARK

Jimmy Thomas  
Jimmy Thomas



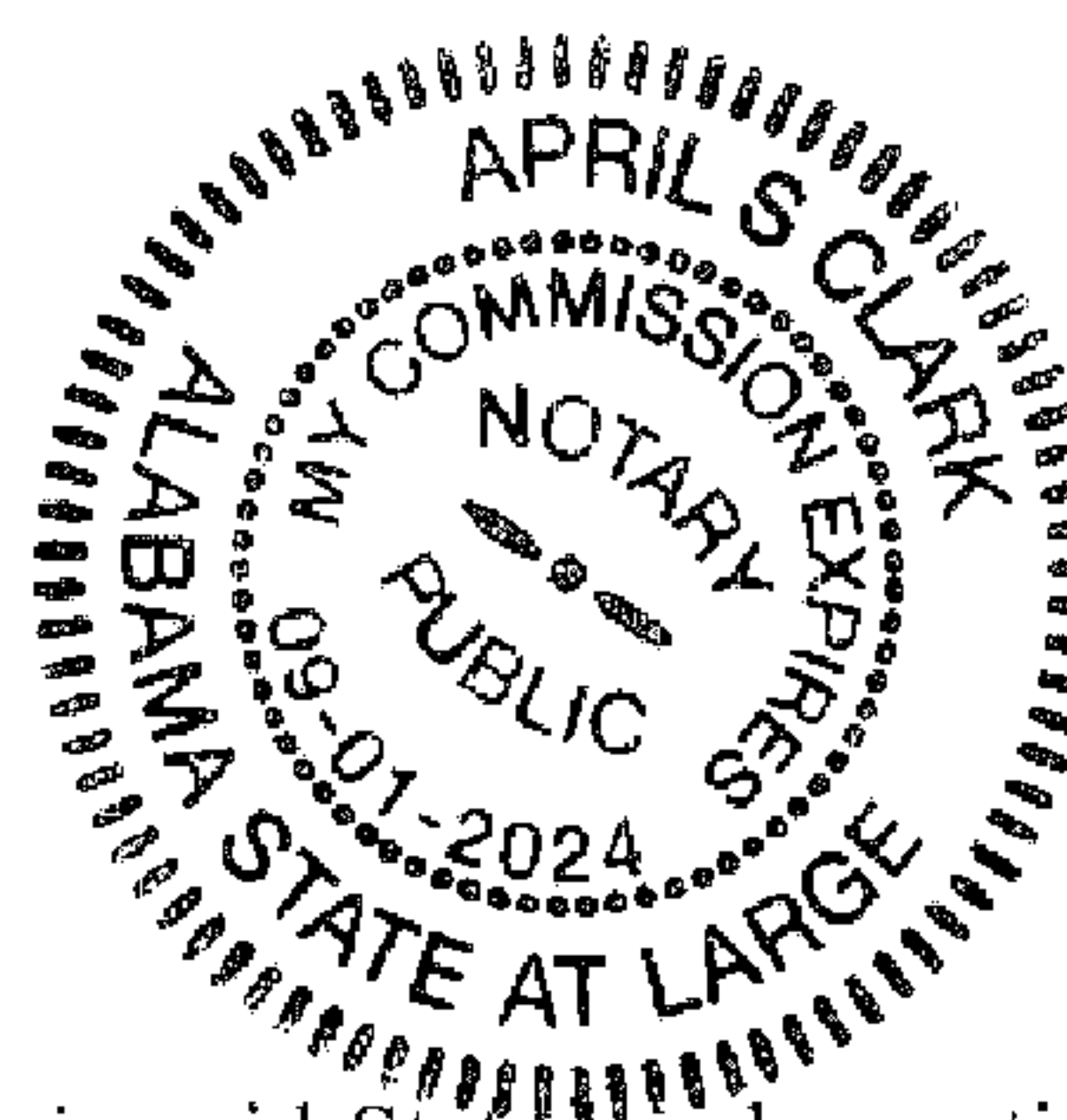
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jimmy Thomas**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of April, 2021

April Clark  
Notary Public  
My Commission Expires 9/1/2024

Kathy Thomas Durrett  
Kathy Thomas Durrett



STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kathy Thomas Durrett**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of April, 2021

April Clark  
Notary Public  
My Commission Expires 9/1/2024

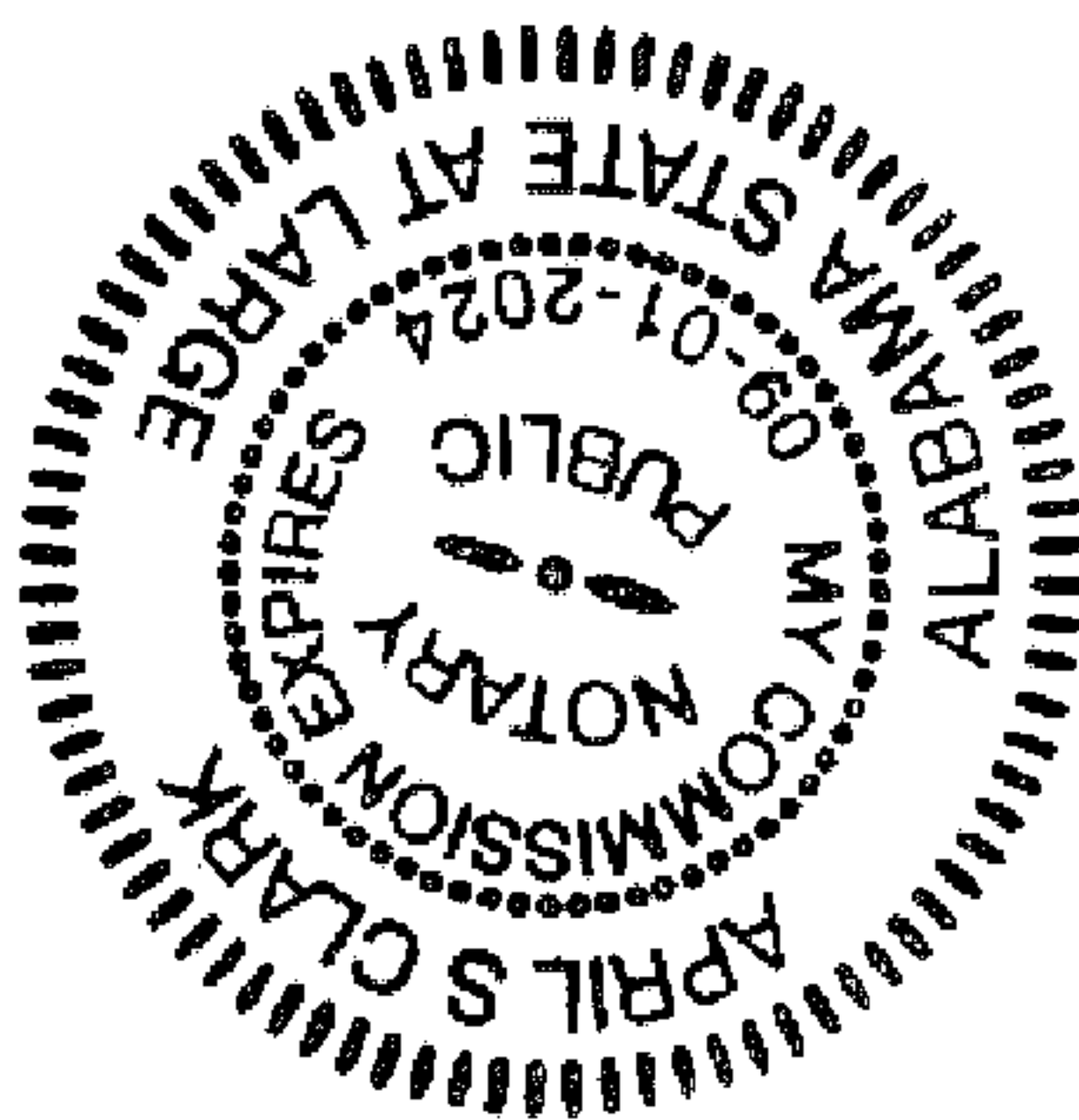


*Teresa Thomas*  
Teresa Thomas

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Teresa Thomas*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of April, 2021



*April Clark*  
Notary Public  
My Commission Expires: 9/1/2024

EXHIBIT A - LEGAL DESCRIPTION

A parcel of lying in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35, Township 21 South, Range 1 West. Begin at the intersection of South R.O.W of Emma Lane and the West R.O.W of Egg and Butter Road, thence run Southerly along West R.O.W of Egg and Butter Road for 75' thence run Westerly parallel to the north line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 200', Thence run Northerly 75' to the S R.O.W of Emma Lane, thence run Easterly along S R.O.W of Emma Lane to the POINT OF BEGINNING.

A parcel of land containing 2.64 acres, more or less, located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; Thence run South along the East  $\frac{1}{4}$ - $\frac{1}{4}$  line a distance of 460.00 feet to the point of beginning; Thence continue last course a distance of 200.00 feet; thence turn right 70 deg. 44 min. 06 sec. a distance of 291.27 feet; Thence turn right 108 deg. 36 min. 57 sec. a distance of 136.57 feet; Thence turn left 90 deg. 00 min. 00 sec. a distance of 184.66 feet; Thence turn right 88 deg. 07 min. 48 sec. a distance of 160.38 feet to the Southerly side of a gravel road; Thence turn right 65 deg. 11 min. 33 sec. along said road a distance of 97.86 feet; Thence turn right 04 deg. 02 min. 31 sec. along said road a distance of 63.16 feet; Thence turn right 07 deg. 34 min. 00 sec. along said road a distance of 40.52 feet; Thence turn right 06 deg. 42 min. 42 sec. along said road a distance of 44.55 feet; Thence turn right 08 deg. 44 min. 38 sec. along said road a distance of 40.58 feet; Thence turn right 90 deg. 15 min. 45 sec. a distance of 75.00 feet; Thence turn left 86 deg. 40 min. 00 sec. a distance of 200.00 feet to the point of beginning. LESS AND EXCEPT that part lying within the highway rights-of-way.

**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>Vernon Thomas</u>                                                    | Grantee's Name          | <u>Vernon Thomas</u>                                      |
| Mailing Address  | <u>41 Thomas Ln</u><br><u>Sterrett AL</u><br><u>35147</u>               | Mailing Address         | <u>41 Thomas Ln</u><br><u>Sterrett AL</u><br><u>35147</u> |
| Property Address | <u>1660 Egg &amp; Butter Rd</u><br><u>Columbiana</u><br><u>AL 35051</u> | Date of Sale            | <u>4-6-21</u>                                             |
|                  |                                                                         | Total Purchase Price    | \$ <u>40,000.00</u>                                       |
|                  |                                                                         | 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 type="checkbox"/> Sales Contract    | <input checked="" 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 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 \_\_\_\_\_

Print Vernon Thomas

Unattested \_\_\_\_\_

Sign Vernon Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/08/2021 09:23:01 AM  
\$77.00 JOANN  
20210408000176430

Allie S. Bayl

Form RT-1