

This Instrument was Prepared by:

Send Tax Notice To: Candace Thigpen

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

PO Box 1117  
Columbiana, AL 35051

File No.: MV-21-27549

**WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)**, 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, **Peter Jeffrey Bradish, a single man (as to 1/3 interest) and Peter Bradish, a single man, Patrice Bradish, a single woman and Pam Brady, a married woman (as to 2/3 interest)** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Candace Thigpen**, (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.

**Peter Bradish, Patrice Bradish and Pam Brady are all the heirs at law of Christine Bradish Nolen, having died on 9/2/2002.**

**No part of the homestead of the Grantors herein or their spouses. Peter Bradish and Peter Jeffrey Bradish are one in the same person.**

**\$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 19th day of AUGUST, 2021.

Peter Bradish  
Peter Bradish

Peter Jeffrey Bradish  
Peter Jeffrey Bradish

Patrice Bradish  
Patrice Bradish

Pam Brady  
Pam Brady

State of Louisiana

County of Orleans Parish (RHC)

JENNIFER K LEHTINEN  
Notary Public  
State of Colorado  
Notary ID # 20204016381  
My Commission Expires 05-11-2024

I, Robert H. Cambre a Notary Public in and for the said County in said State, hereby certify that Peter Bradish one and the same as Peter Jeffrey Bradish, 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 19th day of AUGUST, 2021

RHC  
Notary Public, State of Louisiana  
My Commission Expires: at death

**Robert H. Cambre, Notary Public**  
Commission # 07597  
State of Louisiana  
Commission Expires for Life

STATE OF Louisiana  
COUNTY OF Orleans Parish

I, Robert H. Cambre, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patrice Bradish, who name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of AUGUST, 2021.

**Robert H. Cambre, Notary Public**  
Commission # 67597  
State of Louisiana, Parish of Orleans  
Commissioned for Life

[Signature]  
Notary Public  
My Commission Expires: at death

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pam Brady, who name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

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

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West; a distance of 382.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 463.93 feet; thence North 02 degrees 21 minutes 05 seconds East, a distance of 394.95 feet; thence North 64 degrees 29 minutes 47 seconds East, a distance of 280.04 feet; thence North 84 degrees 34 minutes 14 seconds East, a distance of 198.70 feet; thence South 00 degrees 18 minutes 13 seconds West, a distance of 534.00 feet to the POINT OF BEGINNING.

ALSO an Easement for Ingress and Egress over the remaining lands of Ocie A. Hardy from County Highway No. 61 to the North side of the above described property, as recorded in Instrument #: 1999-00767, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk 20210831000424520 08/31/2021 11:08:04 AM DEEDS 4/4  
 Shelby County, AL  
 08/31/2021 11:08:04 AM  
 \$55.00 BRITTANI  
 20210831000424520

*Allen S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name	Peter Bradish Peter Jeffrey Bradish Patrice Bradish Pam Brady	Grantee's Name	Candace Thigpen
Mailing Address	3331 Esplanade Ave. Apt C New Orleans, LA 70119	Mailing Address	<i>P.O. Box 1117 Columbiana AL 35057 AL</i>
Property Address	Greenwood Road Wilsonville, AL 35186	Date of Sale	August 20, 2021
		Total Purchase Price	\$22,000.00
		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 August 10, 2021

Print Peter Bradish

Unattested  
\_\_\_\_\_  
(verified by)

Sign *Peter Bradish*  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one