

20210909000440810  
09/09/2021 03:23:23 PM  
DEEDS 1/6

This Instrument was Prepared by:

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

File No.: MV-21-27599

Send Tax Notice To: Spence Gibson Maynor, Jr.  
Beth Maynor Finch

200 48<sup>th</sup> St S

Birmingham, AL 35222

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH  
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thirty Six Thousand Dollars and No Cents (\$336,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Thomas Land Company, L.L.C.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Spence Gibson Maynor, Jr. and Beth Maynor Finch**, (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

Grantors herein are all the surviving members of Thomas Lane Company, LLC.

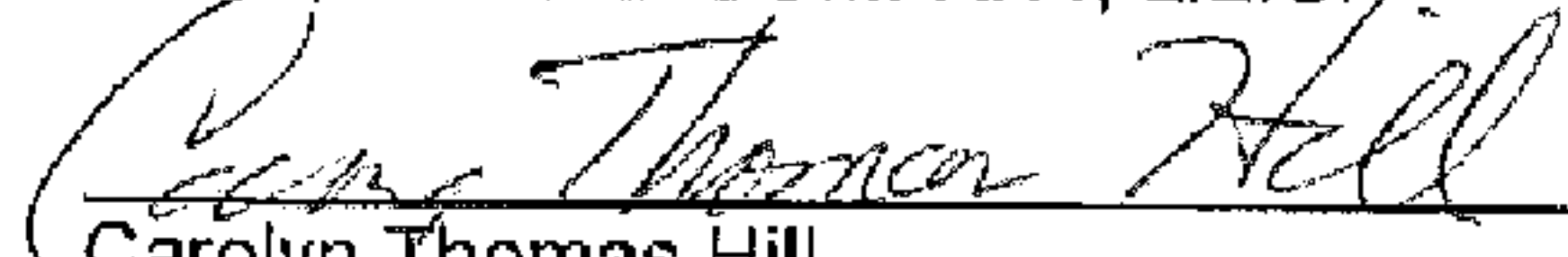
**\$285,600.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

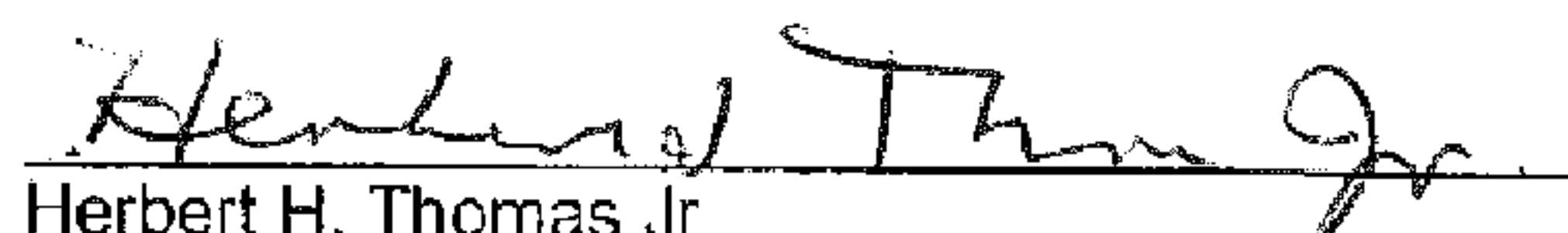
And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, Carolyn Thomas Hill, Mary Foy Thomas Morris, and Herbert H. Thomas, Jr., who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7<sup>th</sup> day of September, 2021.

THOMAS LAND COMPANY, L.L.C.

  
Carolyn Thomas Hill  
Member

  
Mary Foy Thomas Morris  
Member

  
Herbert H. Thomas Jr.  
Member

State of AL

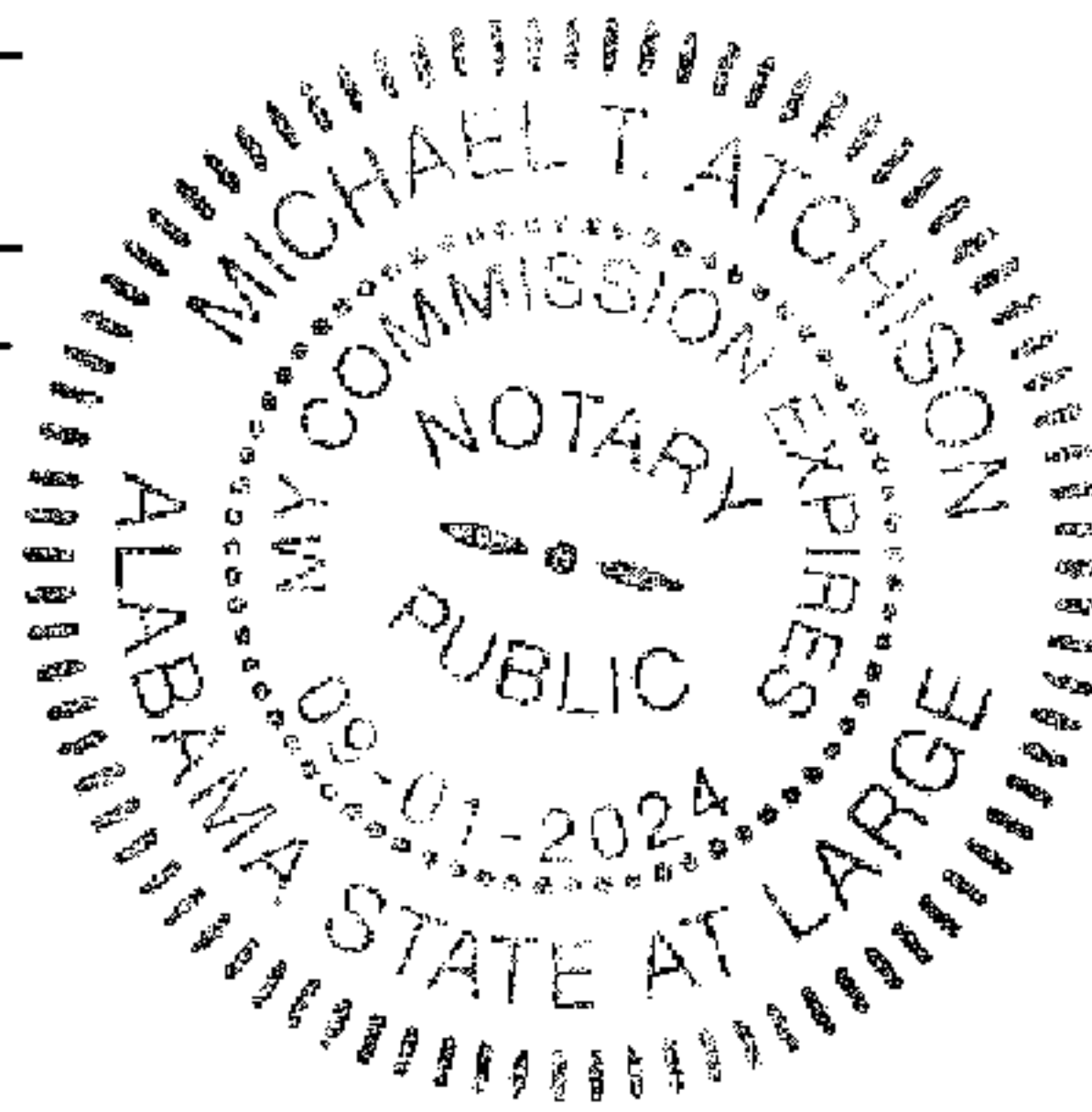
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Carolyn Thomas Hill, Member of Thomas Land Company, L.L.C. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2021.

[Signature]  
Notary Public, State of AL

My Commission Expires: 9-1-24



State of AL

County of Shelby

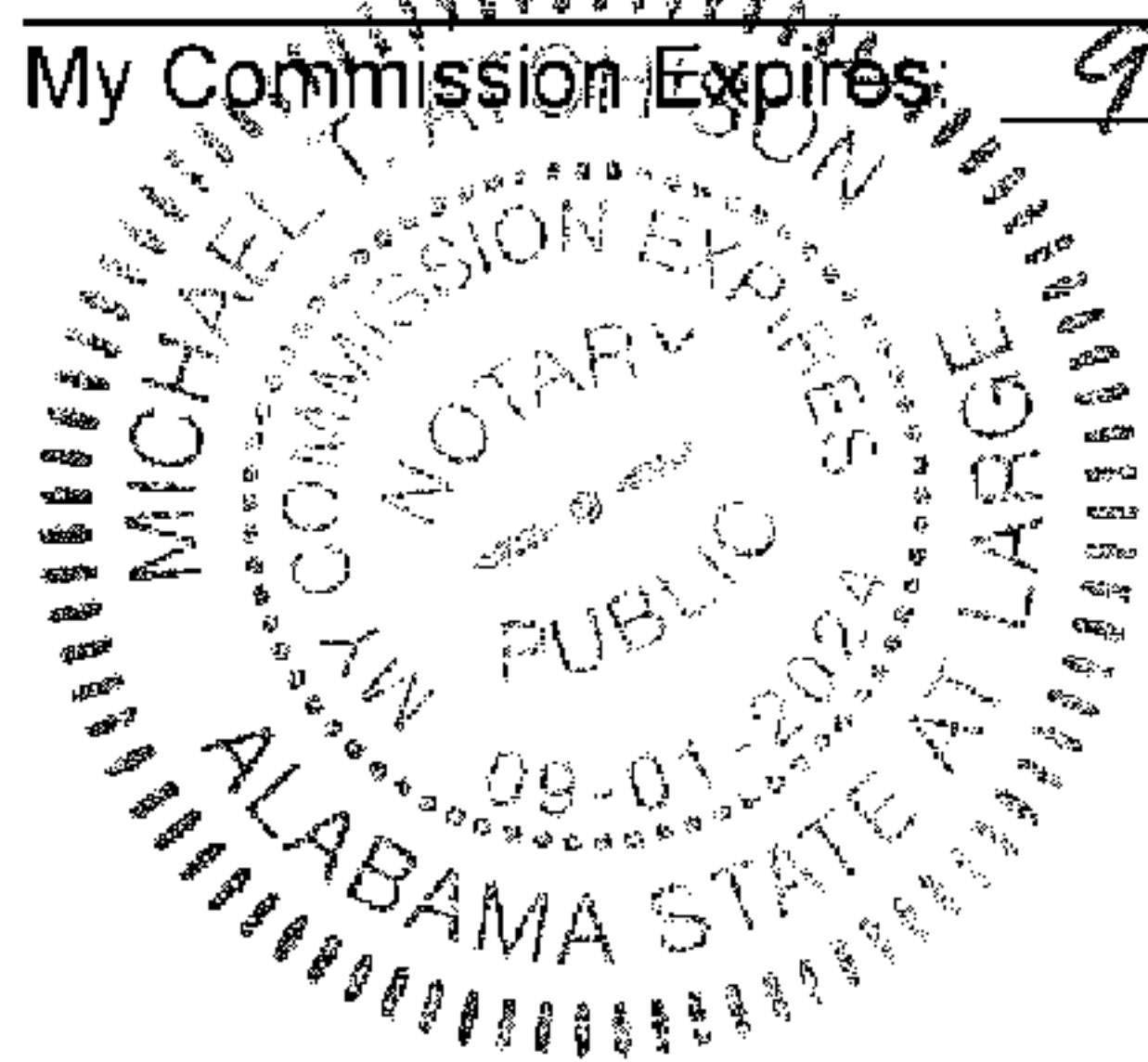
I, Michael F. Atch, a Notary Public in and for said County in said State, hereby certify that Mary Foy Thomas Morris, Member of Thomas Land Company, L.L.C. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2021.

Michael F. Atch

Notary Public, State of AL

My Commission Expires 9-1-24



State of Texas

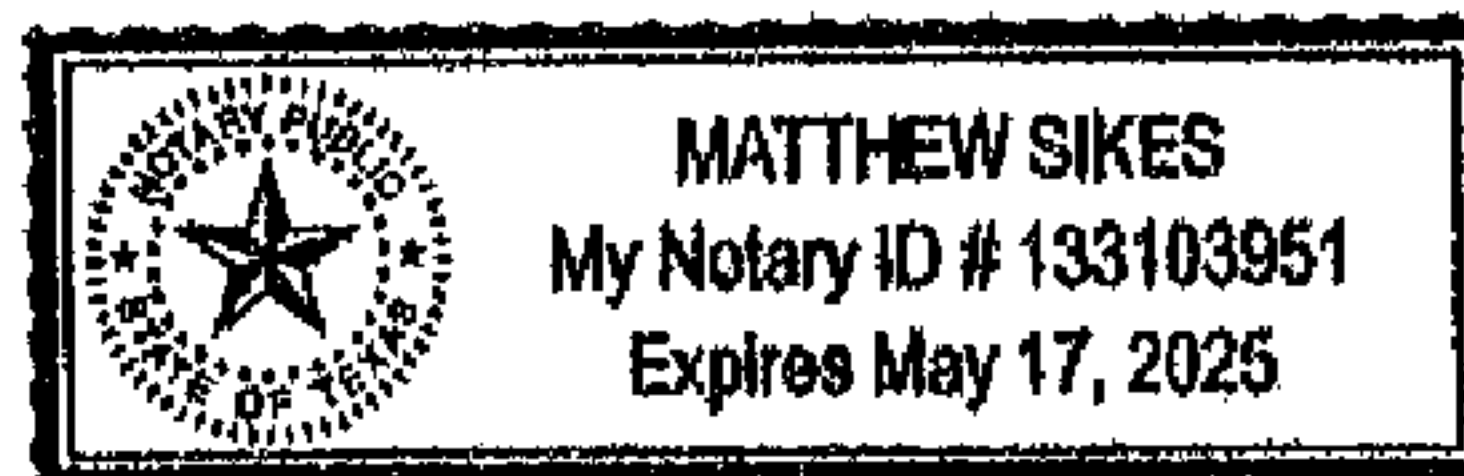
County of Dallas

I, Matthew Sikes, a Notary Public in and for said County in said State, hereby certify that Herbert H. Thomas, Jr., Member of Thomas Land Company, L.L.C. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7 day of September, 2021.

Matthew Sikes  
Notary Public, State of Texas

My Commission Expires: May 17, 2025



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

**(A)** The Southeast Quarter of Northeast Quarter (SE 1/4 of NE 1/4) and a strip of land of uniform width of 423.7 feet across the East side of the Southwest Quarter of Northeast Quarter (SW 1/4 of NE 1/4); all in Section 8, Township 19 South, Range 2 East. Situated in Shelby County, Alabama

**(B)** A parcel of land in the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) of Section 9 Township 19 South, Range 2 East, described as follows: Beginning at the Northwest corner of the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4); thence South 79 degrees East for a distance of 12.80 chains to the center line of the Calcis Road; thence South 37 degrees 30 minutes West along center line of such road for a distance of 5.25 chains; thence South 40 degrees 30 minutes West continuing along said road and an old county road for a distance of 7.65 chains; thence South 55 degrees West continuing along center of an old county road for a distance of 1.96 chains to a point in the center of the driveway to Pauline Armstrong's house; thence North 82 degrees West along center line of said driveway for a distance of 2.74 chains to an iron pin located on the West line of the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) of Section 9; thence North along said line for a distance of 13 chains to the point of beginning.

**(C)** The Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4) of Section 9, Township 19 South, Range 2 East, **less the following described two parcels of land:**

**(1)** A parcel of land described as follows: Beginning at the Northeast corner of the Southwest Quarter of Northwest quarter (SW 1/4 of NW 1/4); thence South along East line of said forty for a distance of 10.92 chains to an iron pin, this being the Northeast corner of the Pauline Armstrong home place; thence North 80 degrees West for a distance of 8.00 chains to an iron pin; thence South for a distance of 5.00 chains to an iron pin thence South 80 degrees East for a distance of 8.00 chains to a wooden stake; thence North for a distance of 5.00 chains to the point of beginning of said tract. All bearings refer to the true meridian.

**(2)** A parcel of land described as follow; Beginning at the Southeast corner of the Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4); thence North for a distance of 4.08 chains to wooden stake; thence North 80 degrees West for a distance of 6.00 chains to an iron pin; thence South for a distance of 5.22 chains to an iron pin located on the South line of the Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4); thence East along said line for a distance of 8.00 chains to the point of beginning. EXCEPT easements to Plantation Pipe Line Company of record.

**(D)** All that property lying North of the Spring Creek Road and East of the Old Harpersville-Calcis Road, and West of the New Harpersville-Calcis Road, also known as Shelby County road #467, in Section 9, Township 19 South, Range 2 East, the same being a triangular piece of property of approximately one and one-half (1 1/2) acres. Said property is bounded on the South by the Benny F. Foster property and on the West by the Herbert H. Thomas property, and on the North by the James Owens property and on the East by Shelby County Highway #467.



## Real Estate Sales Validation Form

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

Grantor's Name	Thomas Land Company, L.L.C.	Grantee's Name	Spence Gibson Maynor, Jr.
Mailing Address	<u>4253 Old Leeds Road</u> <u>Birmingham, AL 35213</u>	Mailing Address	<u>Beth Maynor Finch</u> <u>700 48th St South</u> <u>Birmingham, AL 35222</u>
Property Address	<u>Vacant Land</u> <u>Vincent, AL</u>	Date of Sale	<u>September 09, 2021</u>
		Total Purchase Price	<u>\$336,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 September 02, 2021

Print Thomas Land Company, L.L.C.

Unattested

Sign Thomas Land Company, L.L.C.

(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  
09/09/2021 03:23:23 PM  
\$373.00 JOANN  
20210909000440810

*Allen S. Boyd*

Form RT-1