

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27697

Send Tax Notice To: Zachery A. Nesbitt
125 Highway 471 .
Sterrett, AL 35147

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Two Hundred Eighteen Thousand Dollars and No Cents (\$218,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC**, (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 **Zachery A. Nesbitt**, (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

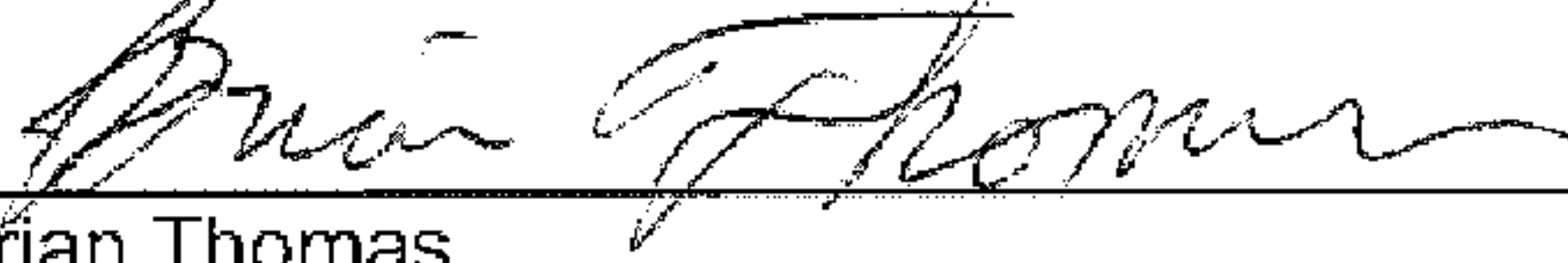
\$214,051.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And 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 Managing Member, Brian Thomas, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of October, 2021.


BRIAN THOMAS PROPERTIES, LLC



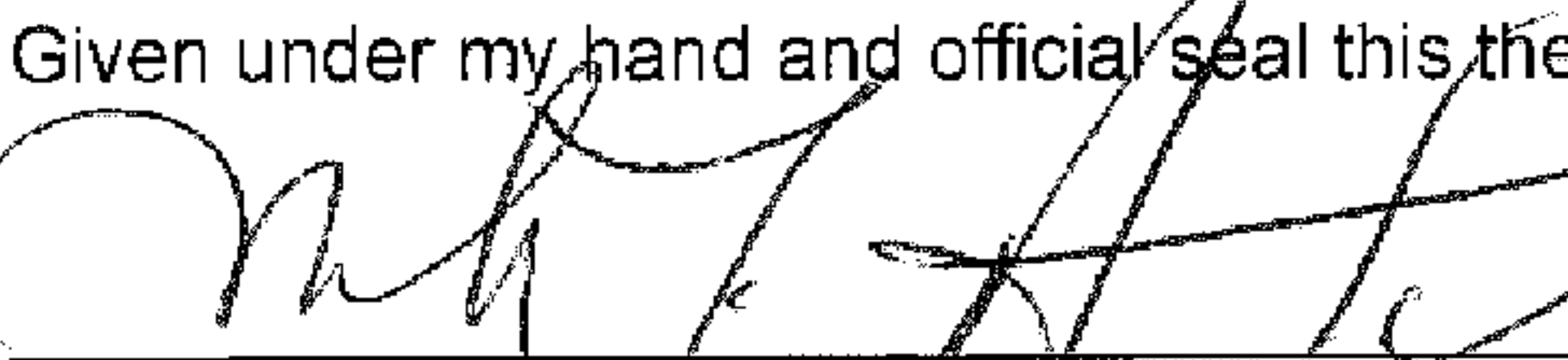
Brian Thomas
Managing Member

State of Alabama

County of Shelby

I, , a Notary Public in and for said County in said State, hereby certify that Brian Thomas, Managing Member of Brian Thomas Properties, 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 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 27th day of October, 2021.



Notary Public, State of Alabama

My Commission Expires: 9-1-24

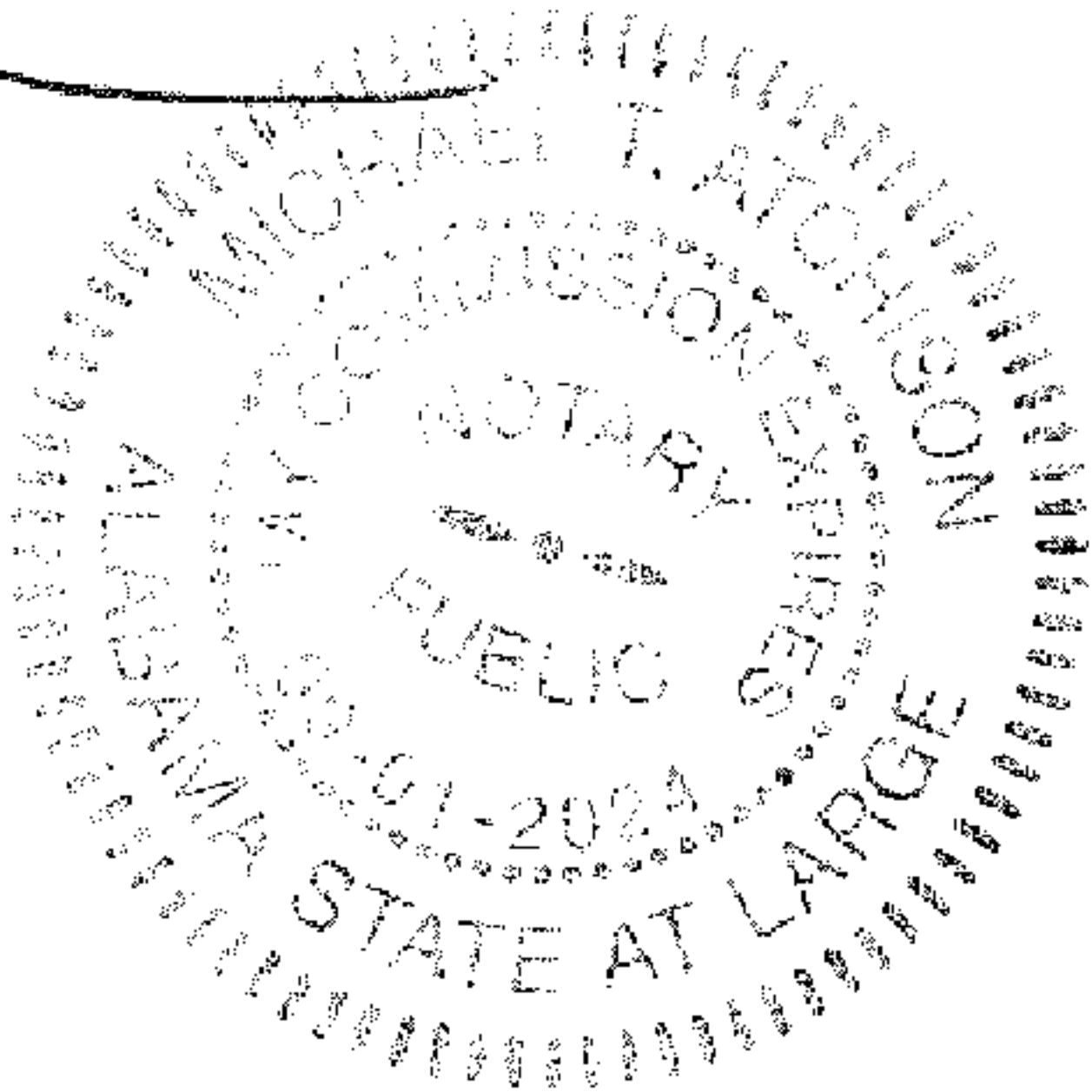


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 401.14 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West a distance of 174.00 feet; thence South 11 degrees 52 minutes 53 seconds East a distance of 332.67 feet to the Northerly right of way of Shelby County Highway 471, and a curve to the right, having a radius of 325.00 feet, and subtended by a chord bearing North 71 degrees 07 minutes 25 seconds East, and a chord distance of 146.70 feet; thence along the arc of said curve and along said right of way line a distance of 147.98 feet; thence North 81 degrees 13 minutes 16 seconds East and along said right of way line a distance of 26.49 feet; thence North 12 degrees 14 minutes 49 seconds West and leaving said right of way line a distance of 280.42 feet to the point of beginning.
According to survey of Rodney Shiflett, RLS #21784, dated April 21, 2021.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/27/2021 03:05:25 PM
 \$32.00 KIMBERLY
 20211027000521210

Alvin S. Byrd

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>Brian Thomas Properties, LLC</u>	Grantee's Name	<u>Zachery A. Nesbitt</u>
Mailing Address	<u>175 Baron Drive</u>	Mailing Address	<u>125 Highway 471 .</u>
	<u>Chelsea, AL 35043</u>		<u>Sterrett, AL 35147</u>
Property Address	<u>125 Highway 471 .</u>	Date of Sale	<u>October 27, 2021</u>
	<u>Sterrett, AL 35147</u>	Total Purchase Price	<u>\$218,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 October 26, 2021

Print Brian Thomas Properties, LLC

Unattested

Sign *Brian Thomas*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)