

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brian Thomas Properties LLC
175 Barron Drive
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Glenda C. McArdle, a single* **woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, *Brian Thomas Properties, LLC* **(herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

Grantor is the surviving grantee in Real Book 150, Page 821, Probate Office, Shelby County, Alabama. The other grantee, Stephen A McArdle III, is deceased, having died on *June 9, 2020*.

Property constitutes no part of the homestead of the Grantor herein or her spouse if any.

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, 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 *27th* day of April, 2022.

Glenda C. McArdle
Glenda C. McArdle

STATE OF *Alabama*
COUNTY OF *Shelby*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Glenda C. McArdle*, whose 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 *27th* day of April, 2022.

April Clark
Notary Public
My Commission Expires *9-1-2027*

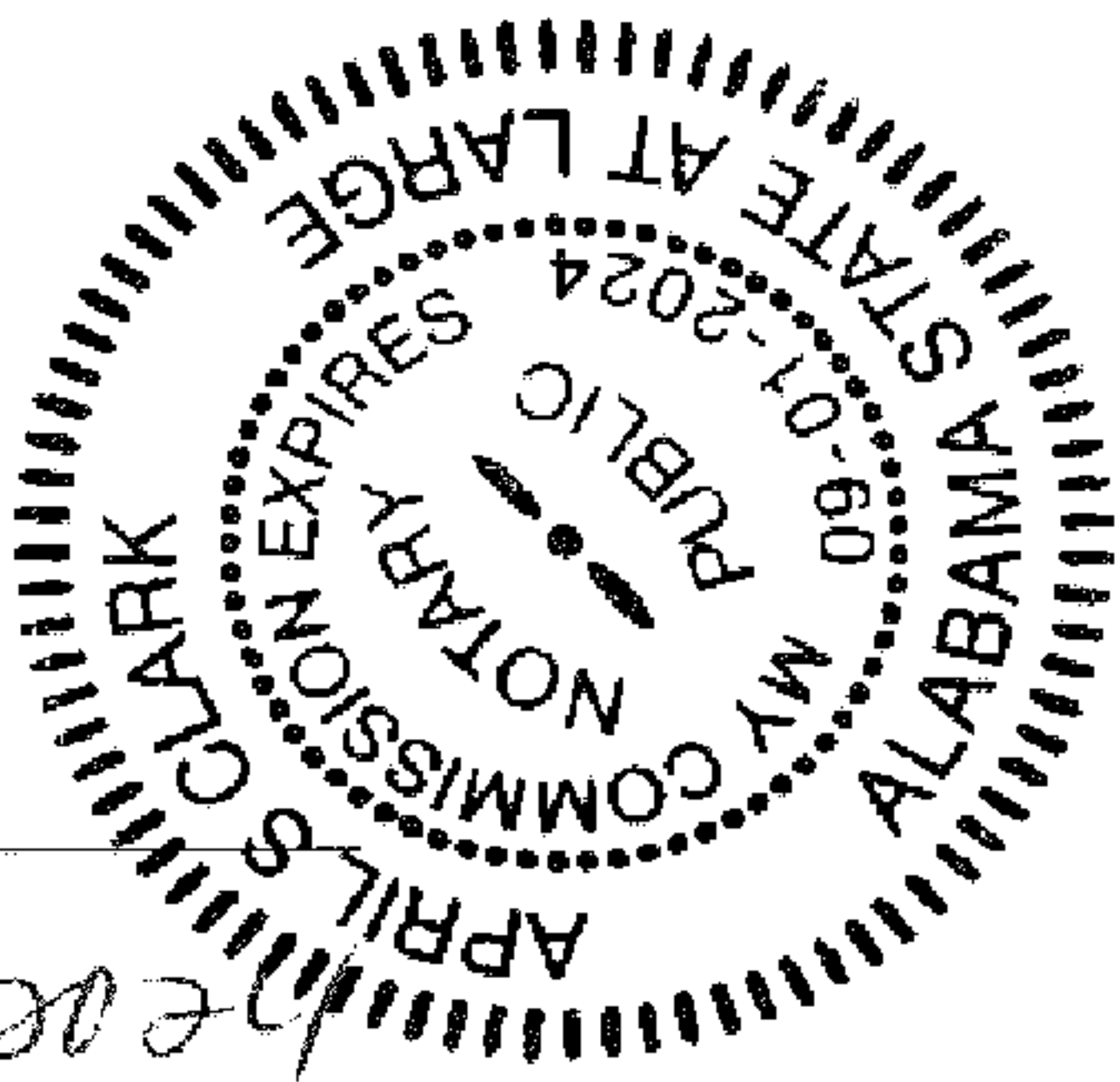


EXHIBIT A
Legal Description

Commence at the point on the north line of old Highway No. 280, sometimes now known as County Road #280, which intersects the west line of Section 25, Township 19 South, Range 1 West, and run thence in a northerly direction along the west line of said section a distance of 94.5 feet to a point; thence continue along the west line of said section a distance of 421.47 feet to a point; thence Easterly at right angles to the west line of said section a distance of 278.8 feet to a said section a distance of 421.47 feet to a point on the north line of said highway; thence in a southwesterly direction along the north line of said highway to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/28/2022 02:05:27 PM
 \$59.00 JOANN
 20220428000174820

Allen S. Bayl

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>Glenda C. McArdle</u>	Grantee's Name	<u>Brian Thomas Properties</u>
Mailing Address	<u>8440 Old Hwy 280</u> <u>Chelsea AL</u> <u>35043</u>	Mailing Address	<u>175 Barron Drive</u> <u>Chelsea AL</u> <u>35043</u>
Property Address	<u>Vacant</u> <u>8440 Old Highway 280</u> <u>Chelsea</u>	Date of Sale	<u>4-27-2022</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>31,000.00</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 checked="" type="checkbox"/> Other <u>tax value</u>
<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 Brian Thomas

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1