

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jacques P. Thompson
9595 Hwy 17
Alabaster AL 35114
Sandra Renee Thompson

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

①22-0631

THAT IN CONSIDERATION OF **Eight Hundred Thirty-Seven Thousand Nine Hundred Dollars and NO/100 (\$837,900.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Gary W. Brooks and Karla U. Brooks, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Jacques Pierre Thompson and Sandra Renee Thompson** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Part of the SW ¼ of the NW ¼ of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast ¼ of the Northwest ¼ of Section 16, and go South 89°34'35" West along the South boundary of said ¼-¼ section for 1590.83 feet to the point of beginning; being the center of Beaver Dam Creek; thence continue along previous course for 409.30 feet to a point on a curve to the right on the Easterly boundary of Shelby County Highway No. 17, said curve having a central angle of 17°15' and a radius of 1067.59 feet; thence Northerly along said curve for 321.42 feet to the point of tangent; thence North 19°39' East along said boundary 155.89 feet to the beginning of a curve to the left having a central angle of 12°56' and a radius of 1697.09 feet; thence Northerly along said curve for 379.02 feet to the point of tangent; thence North 06°43' along said boundary for 256.25 feet to the beginning of a curve to the right, having a central angle of 87°12'45" and a radius of 25.00 feet; thence Northerly along said curve for 38.05 feet to the South boundary of Big Oak Drive; thence South 86°04'15" East along said boundary for 102.09 feet to the center of Beaver Dam Creek; thence along said center line of creek as follows: go South 18°22'39" East for 66.93 feet; thence South 04°56'24" East for 353.10 feet; thence South 13°29'45" East for 51.42 feet; thence South 07°21' West for 82.76 feet; thence South 00°38' East for 476.97 feet to a point on the East bank of said creek; thence South 05°41' East for 71.71 feet to the point of beginning.

Less and except any part of subject property now a part of Beaver Dam Creek.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$765,550.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

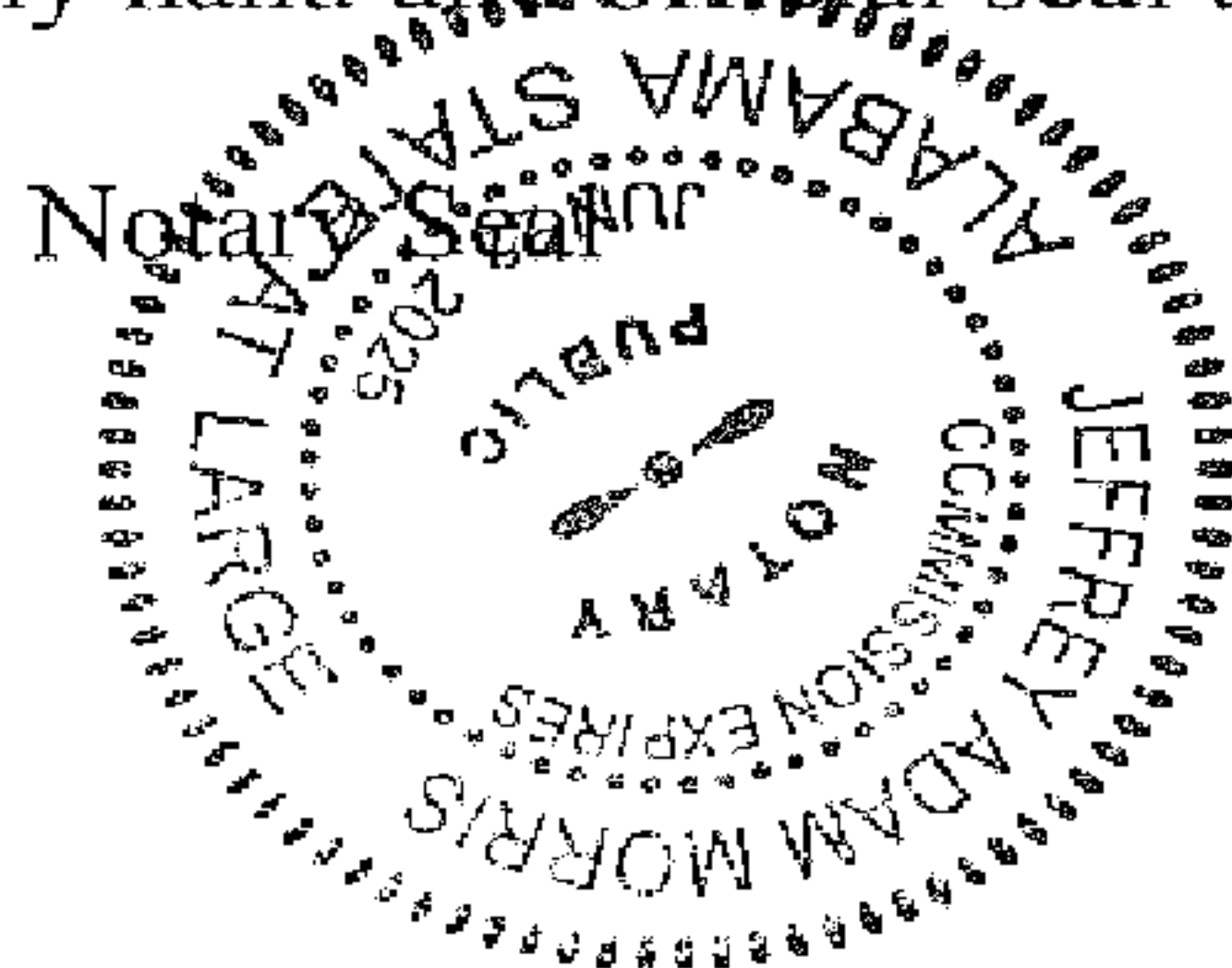
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 15th day of June, 2022

Gary W. Brooks
Gary W. Brooks

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Gary W. Brooks** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2022



[Signature]
Notary Public
My commission expires: 6/22/25

Karla U. Brooks
Karla U. Brooks

STATE OF AL
COUNTY OF Jefferson

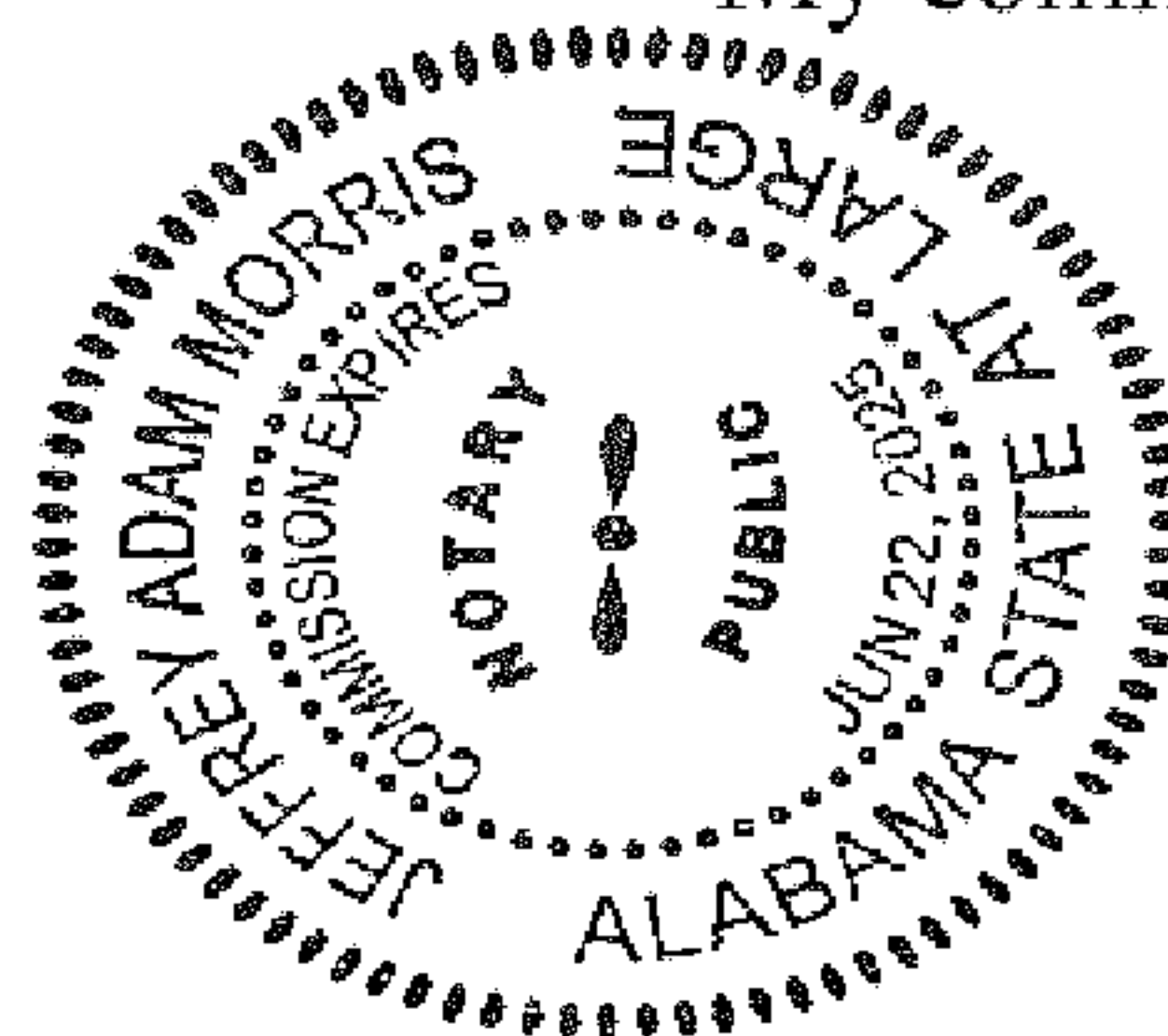
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Karla U. Brooks** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of June, 2022

Notary Seal

[Signature]
Notary Public

My commission expires: 6/22/25



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Gary W. Brooks	Grantee's Name	Jacques Pierre Thompson
Karla U. Brooks		Sandra Renee Thompson
Mailing Address <u>3 Country Club Dr</u>	Mailing Address	<u>9595 Hwy 17</u>
<u>Calera AL 35040</u>		<u>Alabaster AL 35114</u>
Property Address	Date of Sale	June 1st, 2022
9595 Highway 17, Alabaster, AL 35114	Total Purchase Price	\$837,900.00
	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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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

6/1/22

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2022 02:06:40 PM
\$103.50 JOANN
20220606000226230

Allen S. Bayl