

20220808000307620
08/08/2022 08:17:53 AM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.

100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
JMB FP INVESTMENT COMPANY,
LLC
305 Erin Drive
Knoxville, TN 37919

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Eight Hundred Twenty Five Thousand and 00/100 Dollars (\$825,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, WILLIAM J. THOMAS, a married person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JMB FP INVESTMENT COMPANY, LLC (herein referred to as "Grantee"), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

THE PURCHASE PRICE WAS DERIVED FROM A \$3,600,000 MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his/her/its assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her/its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 5th day of AUGUST, 2022.

William J. Thomas
WILLIAM J. THOMAS

STATE OF ALABAMA)
Chilton COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, WILLIAM J. THOMAS 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of AUGUST, 2022.

Terry Carroll
Notary Public

My Commission Expires: 12/17/25

EXHIBIT A

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run South 00 degrees 25 minutes 40 seconds East along the West line thereof a distance of 661.30 feet to the Northwest corner of an Overall Lot as recorded in Map Book 44, Page 10 in the Probate Office of Shelby County, Alabama; thence run South 89 degrees 23 minutes 43 seconds East along the Northerly boundary of said Overall Lot a distance of 156.81 feet; thence run South 88 degrees 45 minutes 52 seconds East and continue along said Northerly boundary of said Overall Lot a distance of 310.01 feet to a found 4-inch open top pipe, said point being the point of beginning; thence run South 89 degrees 12 minutes 42 seconds East a distance of 196.81 feet to a found 5/8 inch capped rebar stamped CA-0237-LS; thence run South 89 degrees 22 minutes 35 seconds East a distance of 372.84 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the Westerly right of way of Alabama Highway 119; thence run South 26 degrees 31 minutes 21 seconds West and along said Westerly right of way a distance of 208.12 feet to a found 5/8 inch capped rebar stamped Beacon, said point being the Northeastern corner of said Overall Lot; thence run North 88 degrees 59 minutes 14 seconds West and leaving said right of way and along the boundary of said Overall Lot a distance of 555.53 feet to a found 2-inch open top pipe; thence run North 23 degrees 16 minutes 05 seconds East and along the boundary of said Overall Lot a distance of 199.38 feet to the point of beginning.

Formerly described as:

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

For point of reference, beginning at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run South along the West line thereof a distance of 660 feet; thence run East and parallel to the North line of said Section a distance of 1100 feet, more or less, to a point on the Western margin of the Montevallo Public Road, said point being the point of beginning; thence run Southerly along the Westerly side of said road, 100.00 feet to an iron pin; thence turn an angle to the right of 0 degrees 44 minutes 39 seconds and run Southerly along the Westerly side of said road 100.00 feet to an iron pin; thence turn an angle to the right of 68 degrees 04 minutes 1 seconds and run Westerly 593.04 feet to an iron pipe; thence turn an angle to the right of 111 degrees 39 minutes 05 seconds and run Northerly 100.09 feet to an iron pipe; thence turn an angle to the right of 01 degrees 07 minutes 42 second and run Northerly 99.31 feet to in iron pipe; thence turn an angle to the right of 67 degrees 05 minutes 04 seconds and run East 596.15 feet to the point of beginning.

Being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A part of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 21 South, Range 3 West, identified as Tract No. 10, Project No. STPAA-458(1), Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of said Northwest 1/4 of the Northwest 1/4; thence West along the South line of said Northwest 1/4 of Northwest 1/4 a distance of 530 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 119; thence Northeasterly along said right of way line a distance of 505 feet, more or less, to the South property line and the point of beginning of the property herein to be conveyed; thence continue Northeasterly along said right of way line a distance of 198 feet, more or less, to the North property line; thence Westerly along said property line a distance of 27 feet, more or less, to a point on a line which extends from a point that is 90 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at P.T. Station 455+90.39 to a point that is 80 feet Northwesterly of and at right angles to said centerline at Station 461+25; thence Southwesterly along a line which if extended, would intersect said point that is 90 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at P.T. Stations 455+90.39 a distance of 203 feet, more or less, to the South property line; thence Easterly along said property line a distance of 38 feet, more or less, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2022 08:17:53 AM
 \$35.00 JOANN
 20220808000307620

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 WILLIAM J. THOMAS
 Mailing Address 702 Greasy Ridge Rd
Clanton AL 35045

Grantee's Name JMB FP INVESTMENT COMPANY LLC
 Mailing Address 325 Erin Drive
Knoxville, TN 37919

Property Address 9149 & 9171 HIGHWAY 119
ALABASTER, AL 35007

Date of Sale AUGUST 5th, 2022
 Total Purchase Price \$825,000

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 8/5/2022

Print WILLIAM J. THOMAS Alan P. Large

☐ Unattested

(verified by)

Sign Alan P. Large AGENT
 ((Grantor/Grantee/Owner/Agent) circle one)

Form RT-1