

Send Tax Notice to:
Law Offices of Kendra Bristow
Beauchamp, LLC

5250 Highway 86
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-4455**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Mari Rose Chrisanna Thornburg, an unmarried woman, individually and as the Heir and Sole Beneficiary of the Estate of William Dale Thornburg, deceased, Shelby County Probate Case No. PR-2005-000661, (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 273, Shelby, AL 35143

by **Law Offices of Kendra Bristow Beauchamp, LLC, (herein referred to as "Grantee"),** whose mailing address is

5250 Highway 86, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **107 North Main Street, Columbiana, AL 35051,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

William Dale Thornburg died on or about December 12, 2005.

\$266,364.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7th day of October, 2022

Mari Rose Chrisanna Thornburg
Mari Rose Chrisanna Thornburg

Mari Rose Chrisanna Thornburg

Mari Rose Chrisanna Thornburg, Heir and Sole Beneficiary of the Estate of William Dale Thornburg, deceased

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mari Rose Chrisanna Thornburg, individually and as the Heir and Sole Beneficiary of the Estate of William Dale Thornburg, deceased**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2022.

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 1/22/23

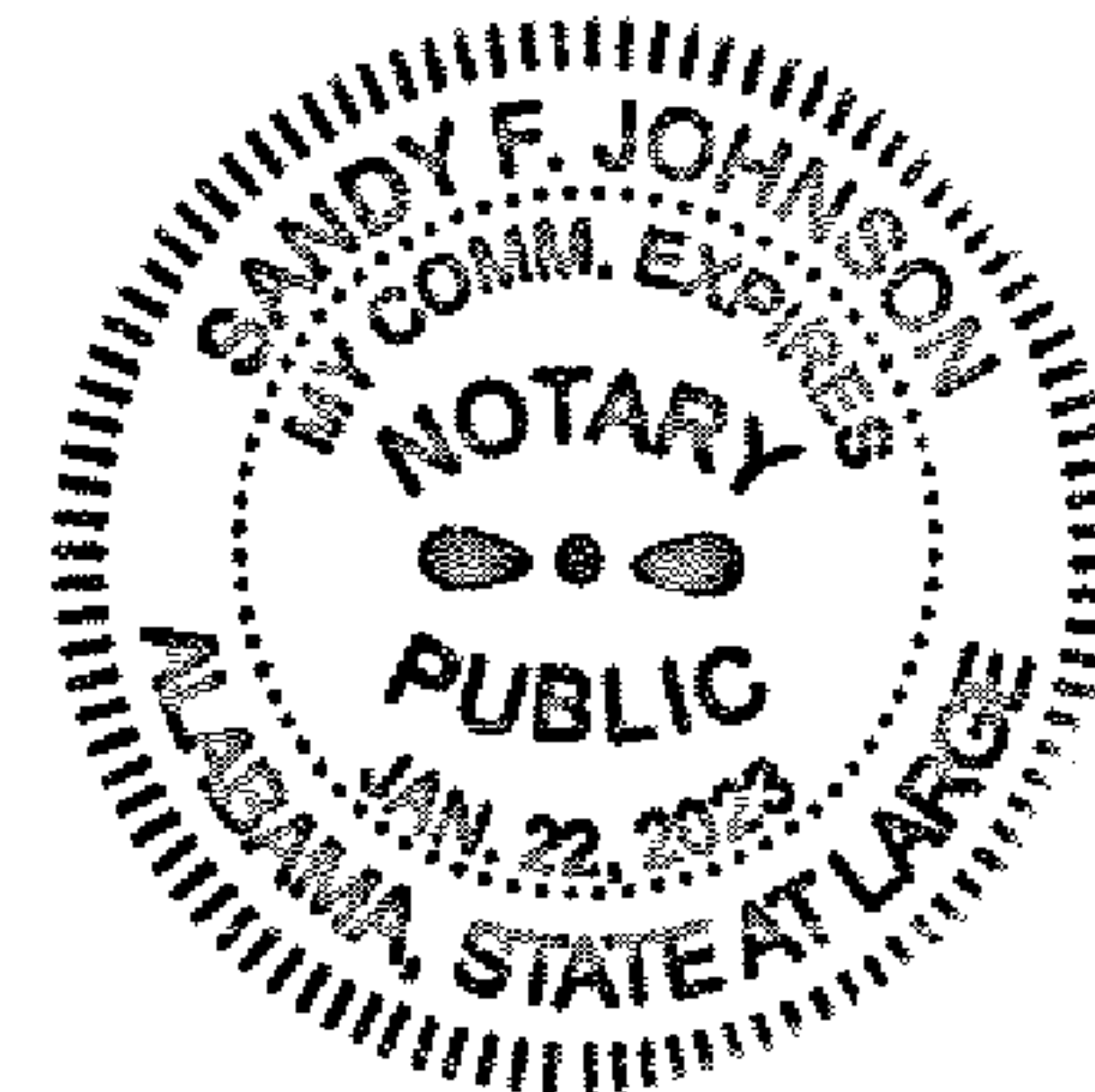


EXHIBIT A

Property 1:

A two story brick building and lot located in the town of Columbiana, Alabama (said building being known as "Old U.S. Post Office Building due to its earlier use) more particularly described as follows;

Commence at a point on the East side of Main Street 22 feet South of the Southwest corner of lot formerly known as Leonard Hotel lot and running South along said Street 23 feet; thence run East 60 feet; thence North 23 feet; thence West 60 feet to the point of beginning and being a part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 21 South, Range 1 West and being a part of lot 62 Horsley's Map of Town of Columbiana, Alabama,

Also, a parcel contiguous to the above-described parcel described as follows; commence at a point of the east side of main street 22 feet south of the southwest corner of a lot formerly known as Leonard Hotel lot and run south along main street 23 feet; thence east 60 feet to the point of beginning; thence continue along same line as south boundary of Old Post Office lot 15 feet to a point; thence run north 45 feet to a point; thence 15 feet west to a point and being the southeast corner of the Ellis building; thence south 45 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2022 12:47:59 PM
\$30.00 BRITTANI
20221013000388630

Allen S. Bayl