

20221025000399960
10/25/2022 08:42:14 AM
DEEDS 1/3

Send Tax Notice to:
Christopher A. Kirk, Sr.

1457 Co. Rd 53
Clanton, AL 35045

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-4303i

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY TWO THOUSAND AND 00/100 (\$132,000.00)** 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 **Brian Thomas Properties, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

175 Baran Drive, Chelsea, AL 35043

by Christopher A. Kirk, Sr. (herein referred to as "Grantee"), whose mailing address is

1457 County Road 53, Clanton, AL 35045

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 **8440 Old Highway 280, Chelsea, AL 35043**, 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.

\$130,000.00 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 3rd day of October, 2022

Brian Thomas Properties, LLC, an Alabama Limited Liability Company

By: [Signature]
Brian Thomas, Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brian Thomas**, whose name(s) as **Managing Member(s)** of **Brian Thomas Properties, LLC**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Brian Thomas Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2022.

[Signature]
Notary Public, State of
Patrick Galloway
Printed Name
My Commission Expires 10-4-25

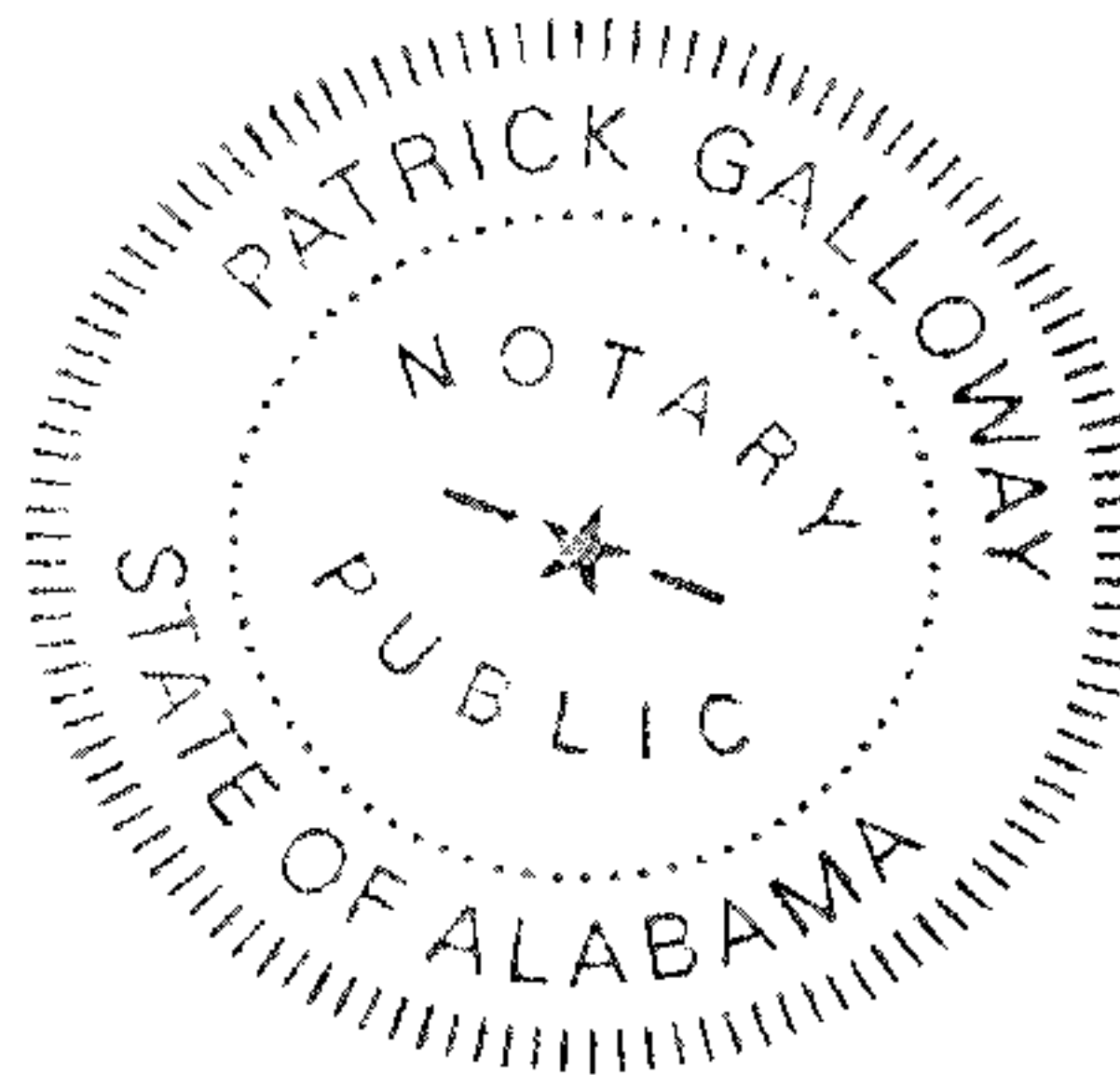


EXHIBIT A

Property 1:

Commence at the point on the North line of Old Highway No. 280, sometimes 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 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 said highway; thence in a southwesterly direction along the North line of said highway to the point of beginning. Situated in Shelby County Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2022 08:42:14 AM
\$30.00 JOANN
20221025000399960

Allen S. Bevil