

County Division Code: AL039 Inst. # 2023051534 Pages: 1 of 2 I certify this instrument filed on: 6/1/2023 7:49 AM
Doc: D Judge of Probate Jefferson County, AL Rec: \$19.00 DeedTx: \$110.00
Clerk: DRBESS

This instrument is being re-recorded to correct the county recorded in and add legal description and notary page.

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:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF ~~JEFFERSON~~ (SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLARS 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, *Brick Properties, LLC* (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 ~~JEFFERSON~~ County, Alabama, to-wit:

~~XXXXXXXXXX~~
SHELBY

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

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 26th day of May 2023.

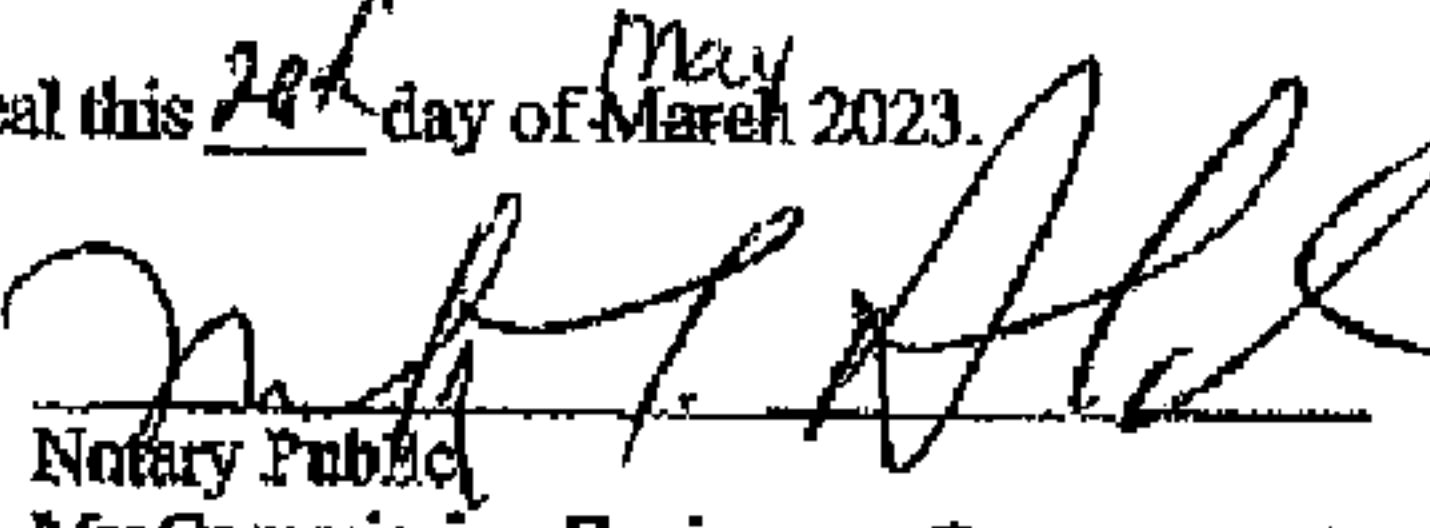

Brick Properties, LLC
Richard G. Williams, Member

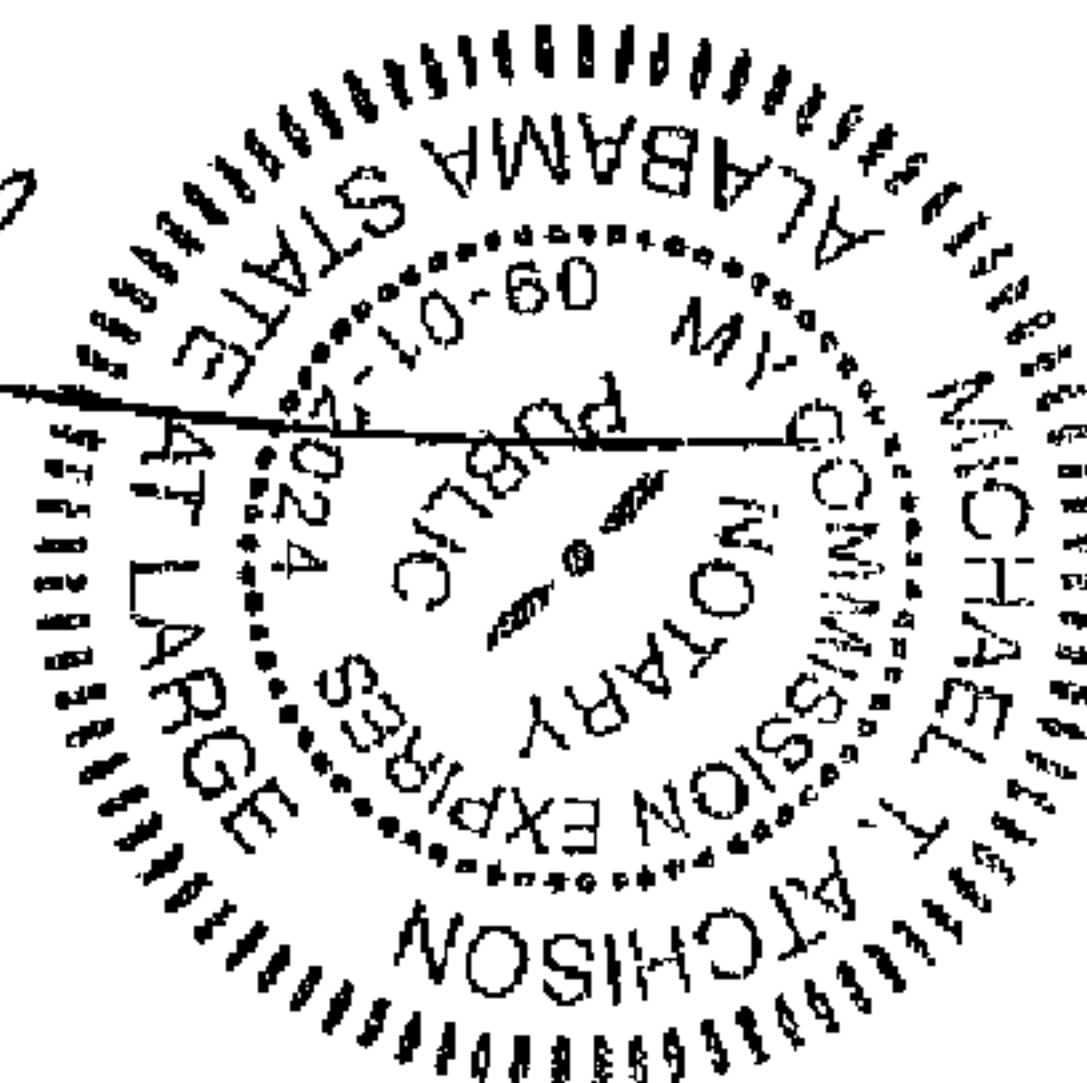

Brick Properties, LLC
Brian Thomas, Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Richard G. Williams as Member of Brick Properties, LLC* 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May 2023.


Notary Public
My Commission Expires 9-1-24

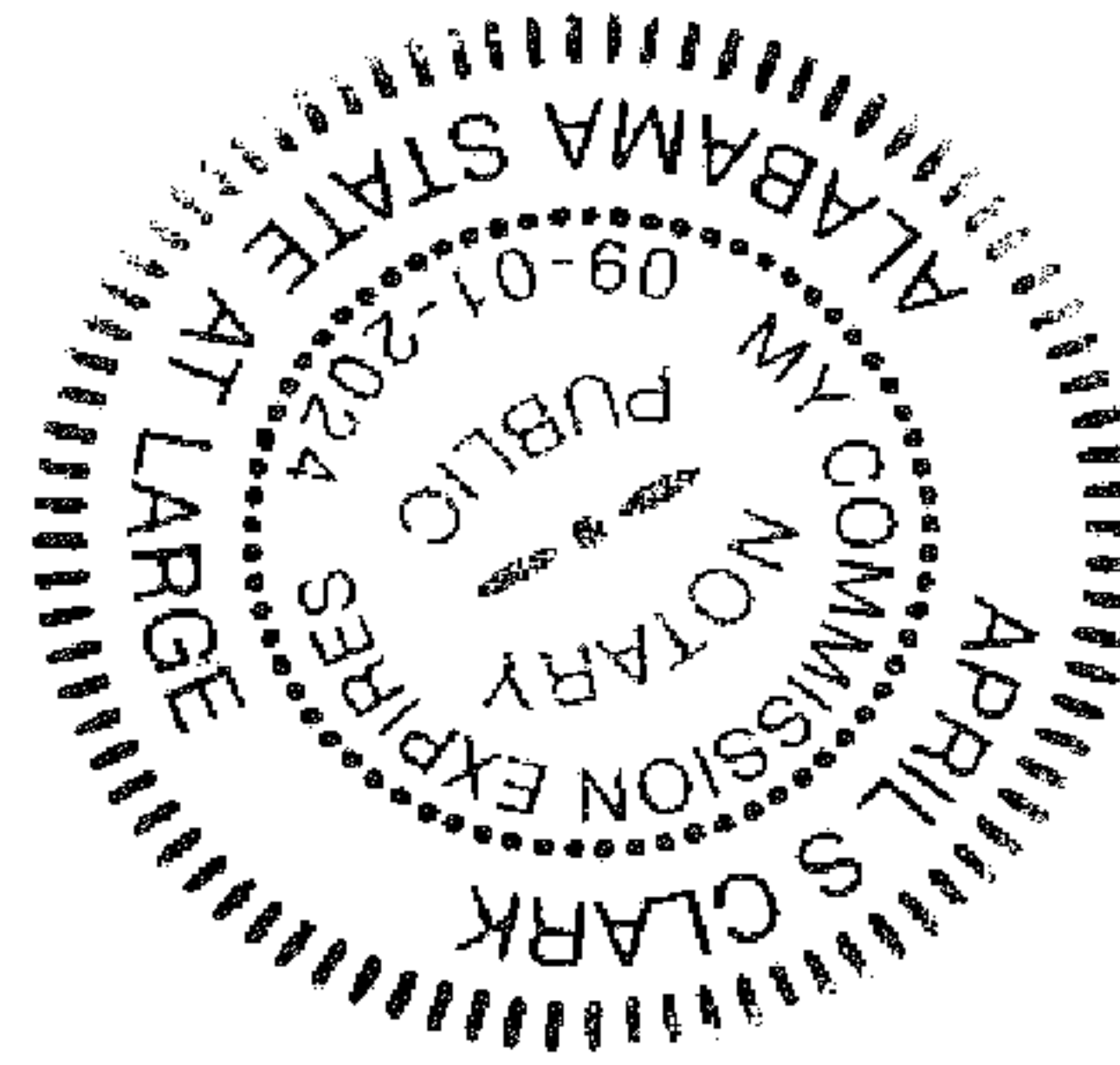


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brian Thomas as Member of Brick Properties, LLC** 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of May 2023.

April Clark
Notary Public
My Commission Expires 9-1-2024



Poor Quality

EXHIBIT A – LEGAL DESCRIPTION

Commence at the southeast corner of the SE ¼ of NE ¼, Section 26, Township 21 South, Range 1 West; thence North 2 degrees 58 minutes West along the section line, a distance of 801.27 feet to the point of beginning of the property herein described; thence continue North 2 degrees 58 minutes West along the section line and West boundary of Firehouse Street, a distance of 209.57 feet to a point; thence South 73 degrees 43 minutes West along the South boundary of College Street a distance of 155.98 feet to a point; thence South 18 degrees 01 minute East a distance of 192.78 feet to a point; thence North 80 degrees 00 minutes East a distance of 102.48 feet to the point of beginning, all of said lot being located in SE ¼ of NE ¼, Section 26, Township 21, Range 1 West, Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/13/2023 11:31:53 AM
 \$141.00 PAYGE
 20230613000177220

Allen S. Byrd

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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>Brick Prop</u>	Grantee's Name	<u>Brian Thomas Prop</u>
Mailing Address	<u>116 Bolton Ln</u> <u>Columbiana AL</u> <u>3505</u>	Mailing Address	<u>175 Baron Dr</u> <u>Chelsea AL 35043</u>
Property Address	<u>107 E College St</u>	Date of Sale	<u>5-26-23</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>110,000.00</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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax value

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 Mike T. Atkinson

Unattested

(verified by)

Sign Mike T. Atkinson
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1