

County Division Code: AL039 Inst. # 2023051850 Pages: 1 of 4 I certify this instrument filed on: 6/1/2023 1:29 PM
Doc: D Judge of Probate Jefferson County, AL Rec: \$25.00 DeedTx: \$183.00
Clerk: CSBESS

This instrument is being re-recorded to correct the county recorded in.

9

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, *Zen Properties, LLC* (herein referred to as *Grantee*), the following described real estate, situated in ~~JEFFERSON~~ County, Alabama, to-wit:

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 Grantee, 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 Grantee, 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.

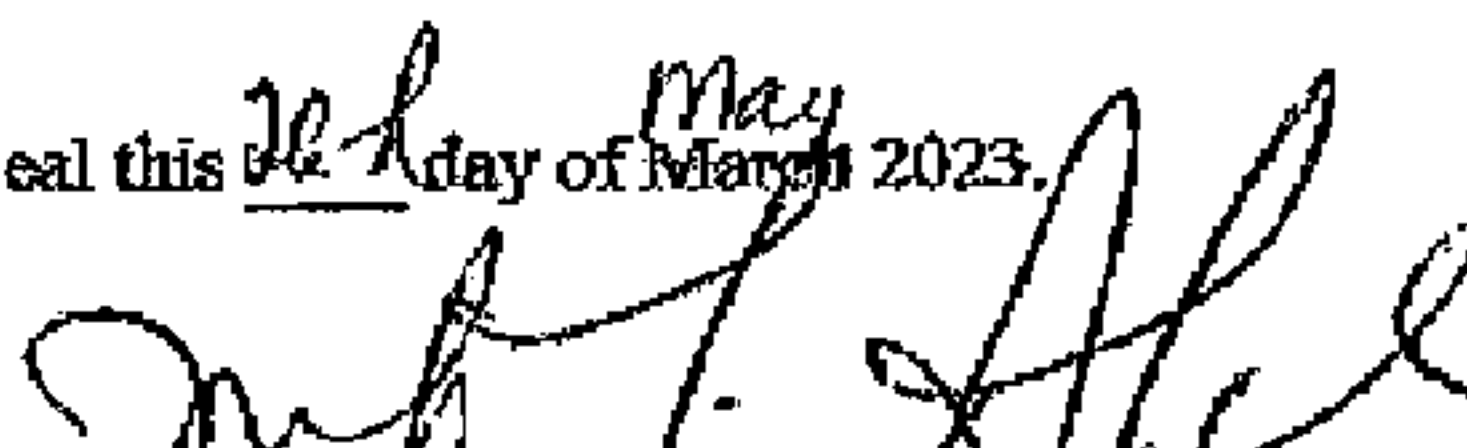

Brick Properties, LLC
Richard G. Williams, Member

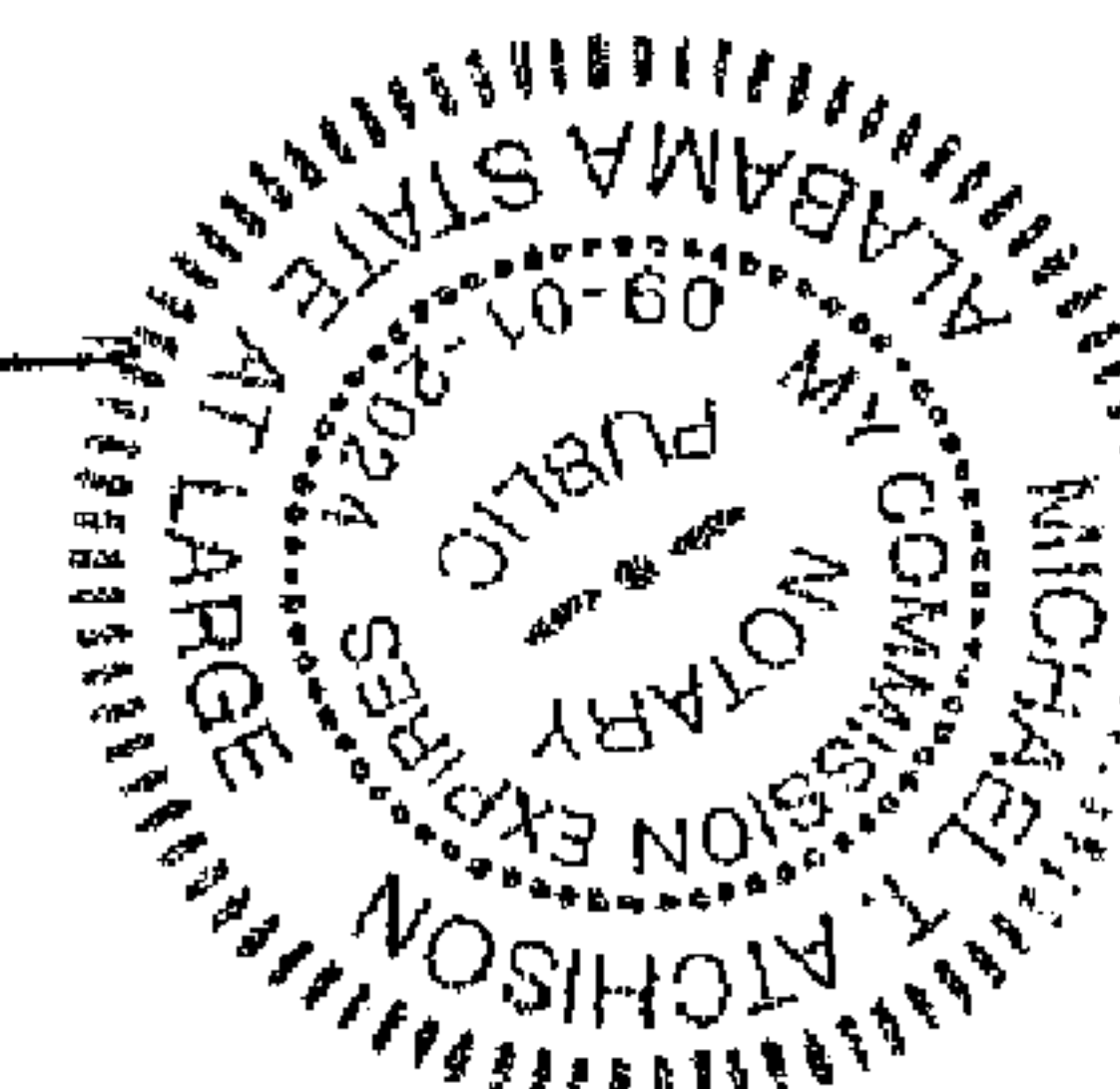

Brick Properties, LLC
Brian Thomas, Member

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



County Division Code: AL039 Inst. # 2023051850 Pages: 2 of 4

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 26th day of May 2023.

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



County Division Code: AL039 Inst. # 2023051850 Pages: 3 of 4

EXHIBIT A - LEGAL DESCRIPTION

A lot in the town of Columbiana in the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the intersection of the East right of way line of State Highway No. 26 known as Calera-Columbiana Highway and the South boundary of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, said point being represented by an iron pin set in the concrete on the North bank of a big ditch; run thence North 20 degrees 20 minutes East along said highway right of way 125.5 feet to the Southwest corner of McDow lot; thence run North 83 degrees 2 minutes East along the South line of McDow lot 112.6 feet to the Northwest corner of Shelby County Farm Bureau lot; thence South along the West line of said Farm Bureau lot to a point on the North bank of a big ditch, which point is 133.6 feet East of the point of beginning; thence South 81 degrees 10 minutes West a distance of 133.6 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/13/2023 11:37:25 AM
 \$214.00 PAYGE
 20230613000177230

Allen S. Bayl

County Division Code: AL039 Inst. # 2023051850 Pages: 4 of 4

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Brick Prop
 Mailing Address 116 Bolton Ln
Columbiana AL
35051

Grantee's Name Zen Prop
 Mailing Address 116 Bolton Ln
Columbiana AL
35051

Property Address 121 Old Hwy 25
Columbiana

Date of Sale 5-26-23
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 183,000.00

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. Atchison

Unattested

(verified by)

Sign Mila L. [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1