

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
BRL Properties, LLC
3590B Highway 31 S, Ste 111
Pelham AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of NINETY FIVE THOUSAND AND 00/100 (\$95,000.00), and other good and valuable consideration in hand paid to James R. Hammonds, a single man, and James W. Robinson and Barbara J. Robinson, a married couple (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by BRL Properties, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest one-fourth of the Northwest one-fourth of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 2" iron bar in place being the Northwest corner of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 09' 42" East along the West boundary of said Section 25 for a distance of 2051.59 feet; thence proceed North 71° 26' 55" East for a distance of 15.84 feet to a ½" rebar in place, said point being located on the Southerly right-of-way of Mildred Street, said point also being the point of beginning. From this beginning point proceed North 71° 26' 55" East along the Southerly right-of-way of said Mildred Street for a distance of 125.25 feet to a capped rebar in place (Jackins); thence proceed South 12° 23' 08" East for a distance of 142.67 feet to a capped rebar in place (Jackins); thence proceed South 87° 33' 06" West for a distance of 149.75 feet to a 1" pipe in place, said point being located on the East boundary of a 15 foot alley; thence proceed North 00° 08' 48" East along the East boundary of said 15 foot alley for a distance of 105.90 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

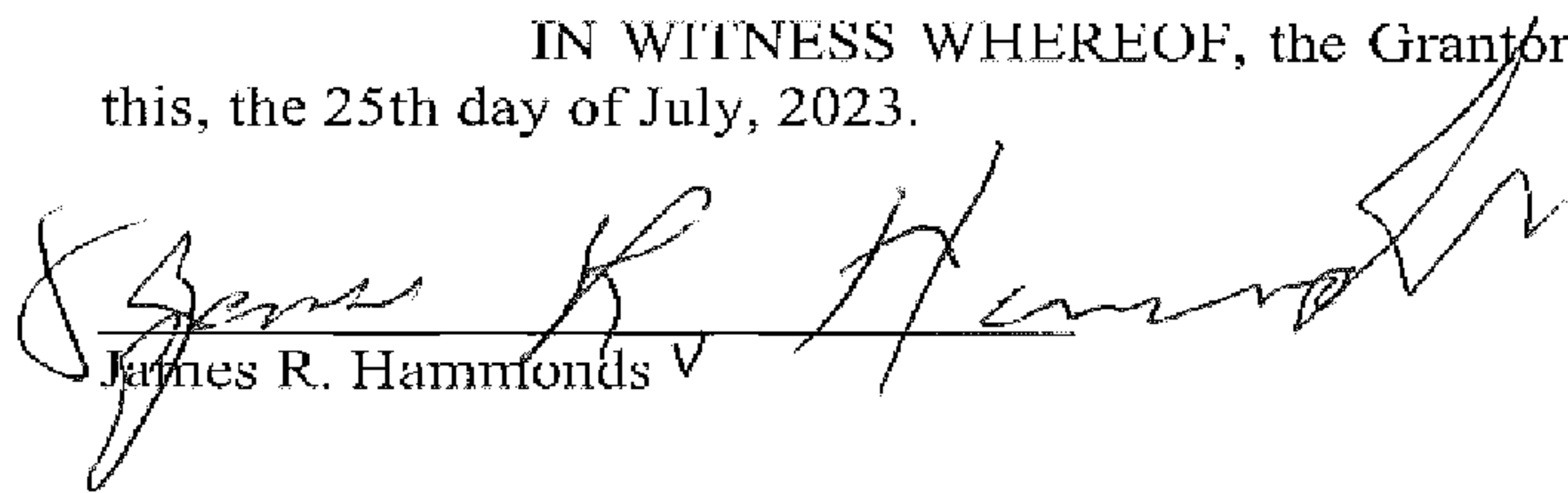
This property is not the homestead of James R. Hammonds.

\$225,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), its successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), its successors and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and its successors and assigns, against the lawful claims and demands of all persons whomsoever.

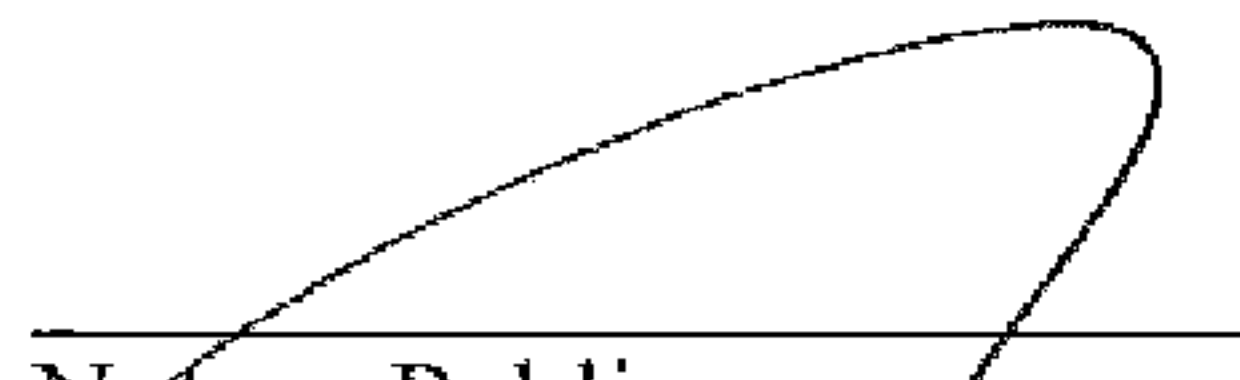
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 25th day of July, 2023.


James R. Hammonds

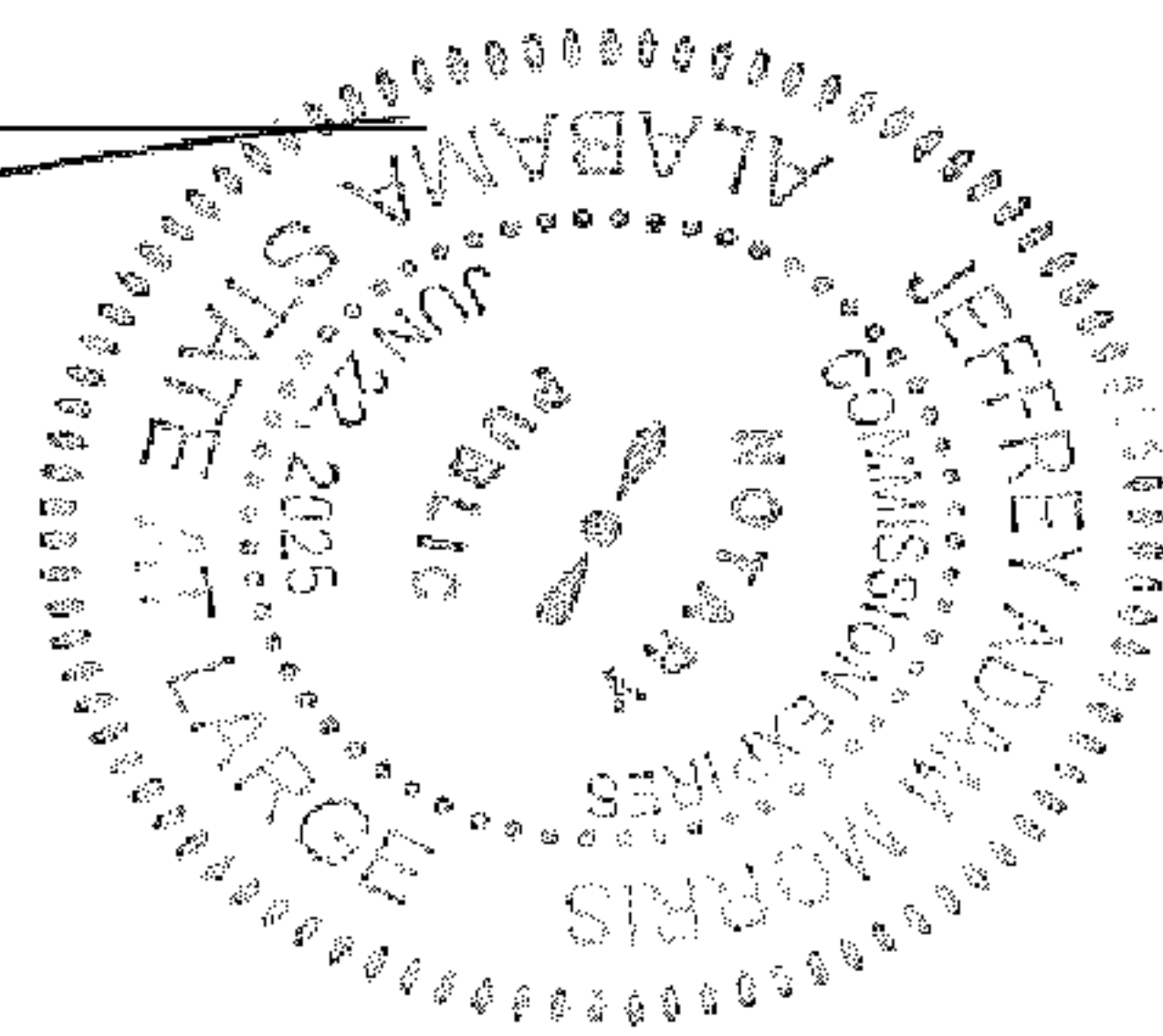
STATE OF ALABAMA
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that James R. Hammonds whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2023.


Notary Public
My Commission Expires:

6/22/25



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James W. Robinson
James W. Robinson

Barbara J. Robinson
Barbara J. Robinson

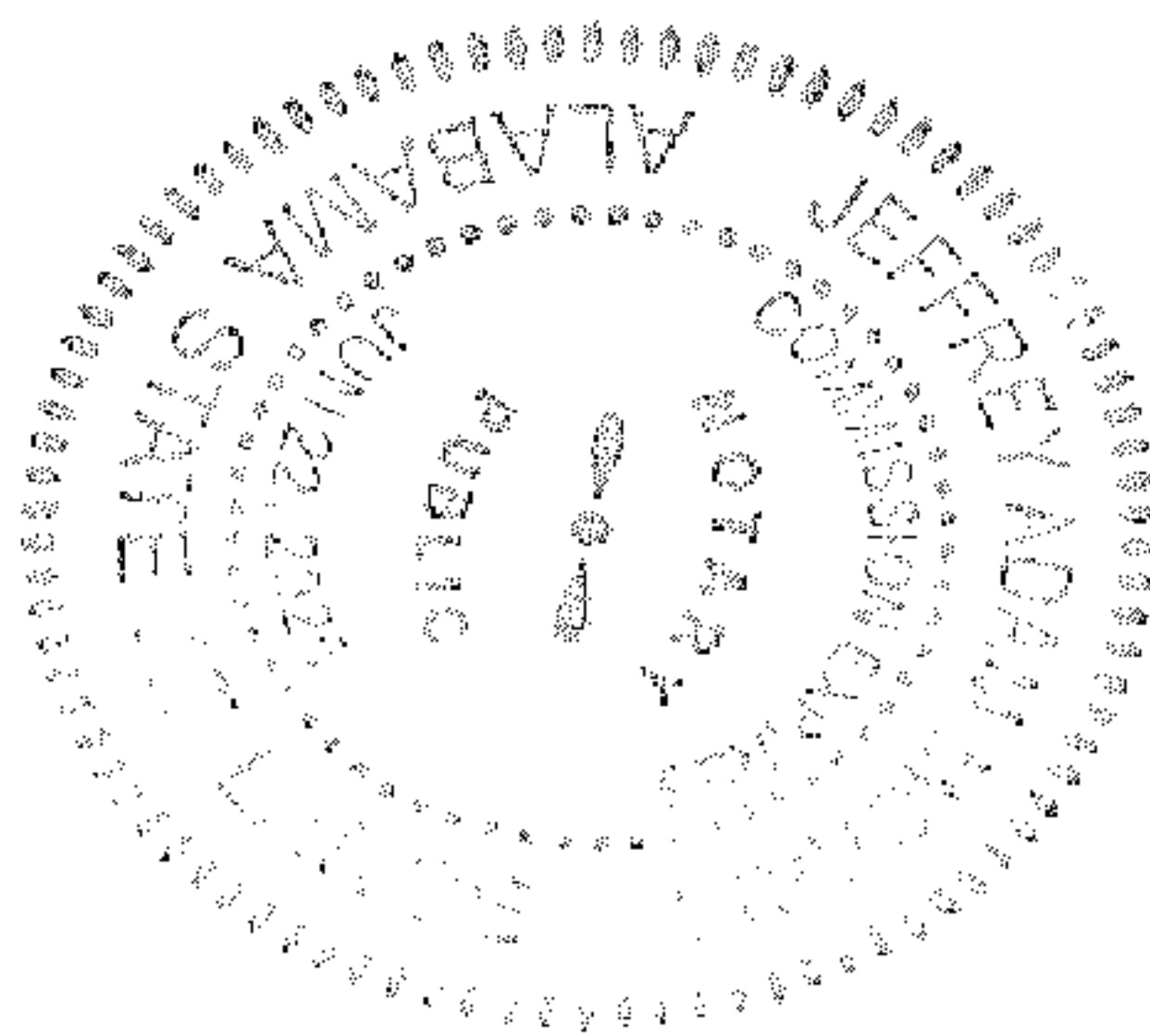
STATE OF ALABAMA
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that James W. Robinson and Barbara J. Robinson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2023.

[Signature]
Notary Public
My Commission Expires:

6/22/25



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>James R. Hammonds, James W. Robinson, and Barbara J. Robinson</u>	Grantee's Name	<u>BRL Properties, LLC</u>
Mailing Address	<u>Box 1255 Columbiana AL 35051</u>	Mailing Address	<u>3590 B Hwy 31 S. Ste 111 Pelham, AL 35124</u>
Property Address	<u>201 Mildred Street Columbiana, AL 35051</u>	Date of Sale	<u>July 26, 2023</u>
		Total Purchase Price	<u>\$95,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 7/25/23 Print Jeff Morris

Unattested _____ Sign _____
(verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2023 11:13:14 AM
\$33.00 JOANN
20230726000223160

Form RT-1

Allie S. Bayl