

This instrument is being re-recorded
to correct the legal description.

20230626000189210
06/26/2023 01:53:13 PM
DEEDS 1/3

This instrument was Prepared by:
Mike T. Atchison Attorney at Law

101 West College Street
Columbiana, AL 35051

File No.: S-23-29158

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of Fifty Five Thousand Dollars and No Cents (\$55,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Deborah R. Bajalia, a Married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Brian Thomas Properties, LLC, whose mailing address is AL (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Deborah R. Bajalia and Deborah Ruth Odazier are one in the same person.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of June, 2023.

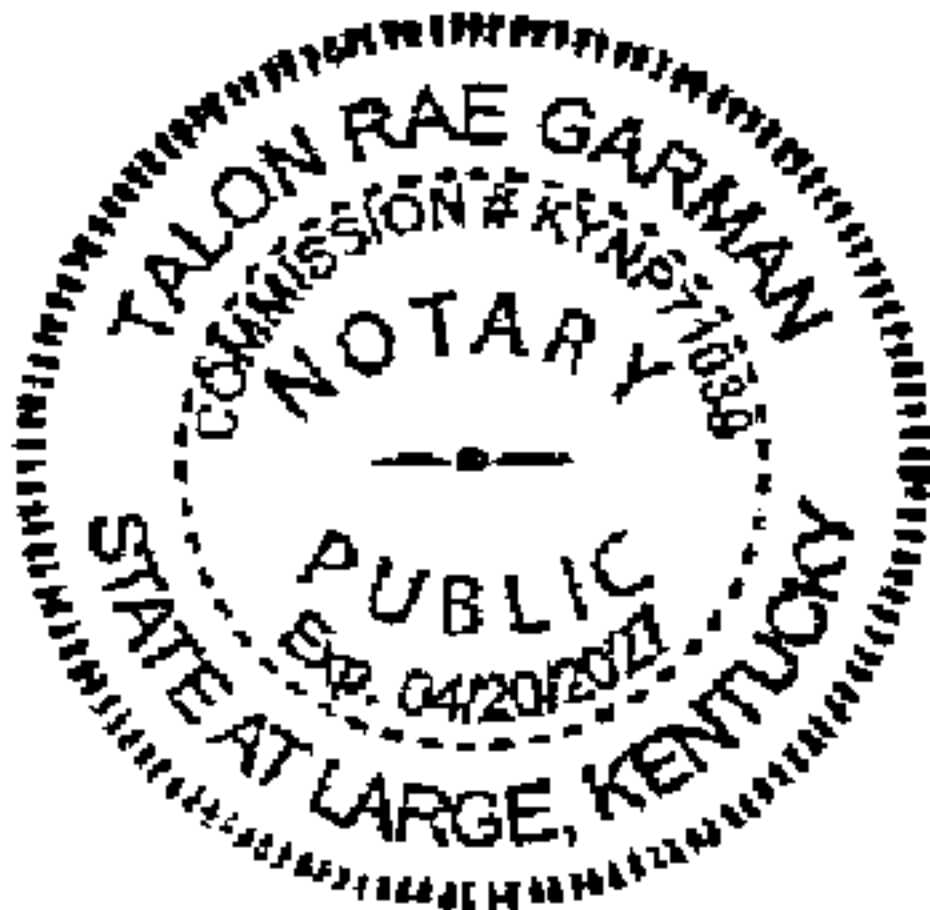
Deborah R. Bajalia
Deborah R. Bajalia

Kentucky
State of ~~Alabama~~
McCracken
County of ~~Shelby~~

I, Talon Rae Gorman, a Notary Public in and for the said County in said State, hereby certify that Deborah R. Bajalia, 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 the 20th day of June, 2023.

Talon Gorman
Notary Public, State of Alabama
Talon Gorman
My Commission Expires: 4/20/27



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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, thence run East along the South line of said 1/4-1/4 for 656.69 feet to the Easterly R/W of Shelby County Hwy 36 and the Point of Beginning; thence 65 degrees, 15' Right run along said R/W 38.0 feet; thence 66 degrees, 00'10" left run 176.18 feet; thence 75 degrees, 30'30" left run 33.34 feet to the South line of said 1/4-1/4; thence 38 degrees 55'20" left run 119.56 feet; thence 69 degrees, 13'50" left run 200.00 feet to the Easterly R/W of said road; thence 112 degrees 20'10" left run along said R/W for 112.00 feet to the Point of Beginning, being situated in Shelby County, Alabama,

Less and Except property described in
Instrument No.20101202000403440, Probate
Office, Shelby County, Alabama.

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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2023 03:05:50 PM
 \$29.00 PAYGE
 20230807000237960

Allen S. Bayl

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>Deborah R. Bajalia</u>	Grantee's Name	<u>Brian Thomas Properties, LLC</u>
Mailing Address	<u>187 Deerpark Ln</u> <u>Prichard, AL 36043</u>	Mailing Address	<u>175 Barton Dr</u> <u>Chelsea, AL 36043</u>
Property Address	<u>4426 Highway 36</u> <u>Chelsea, AL 36043</u>	Date of Sale	<u>June 20, 2023</u>
		Total Purchase Price	<u>\$55,000.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 June 20, 2023

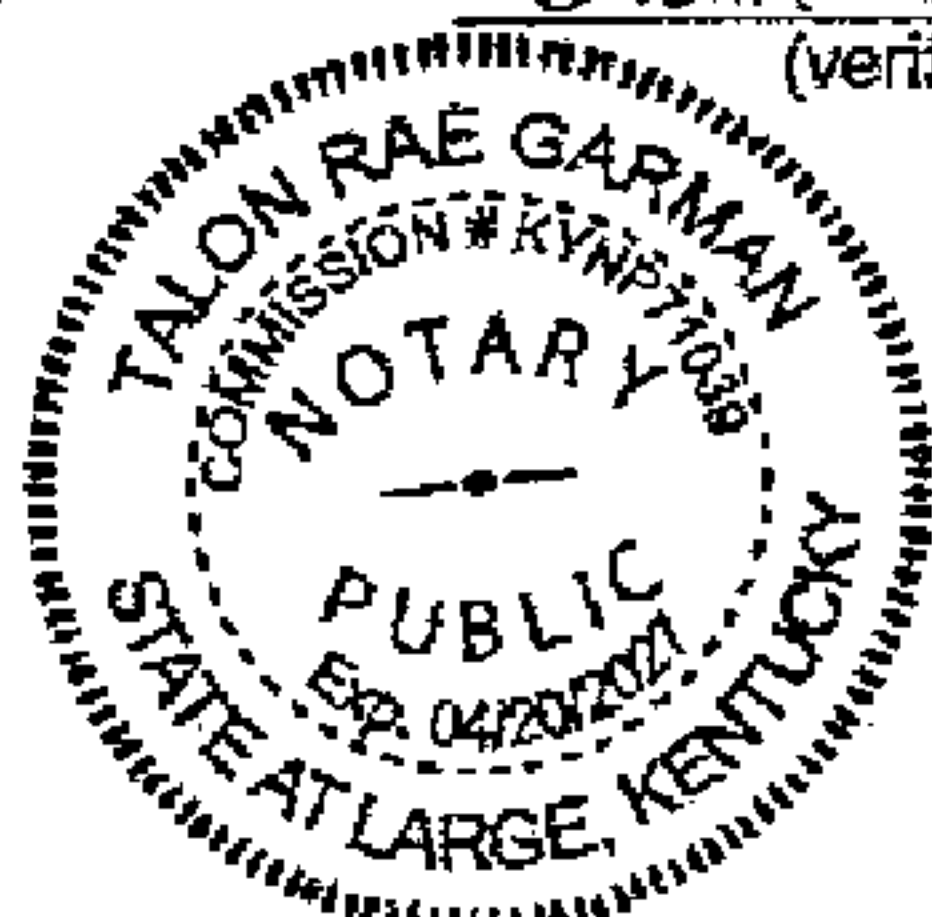
Print Deborah R. Bajalia

Unattested

Talon R. Gorman
(verified by)

Sign

Deborah R. Bajalia
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2023 01:53:13 PM
 \$83.00 JOANN
 20230626000189210

Allen S. Bayl