

This Instrument was Prepared by: Send Tax Notice To: Brian Thomas Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29298

WARRANTY DEED

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

That in consideration of the sum of **Fifty Eight Thousand Five Hundred Dollars and No Cents (\$58,500.00)**, 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, **Charles Alfred Cairo**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas Properties, LLC**, (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

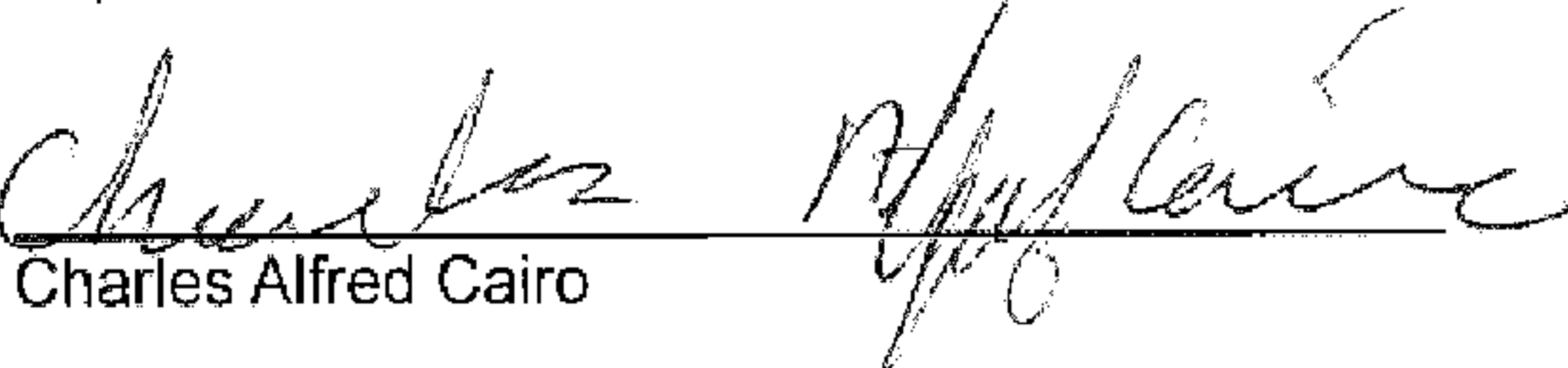
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 11th day of September, 2023.


Charles Alfred Cairo

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Charles Alfred Cairo, 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 11th day of September, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

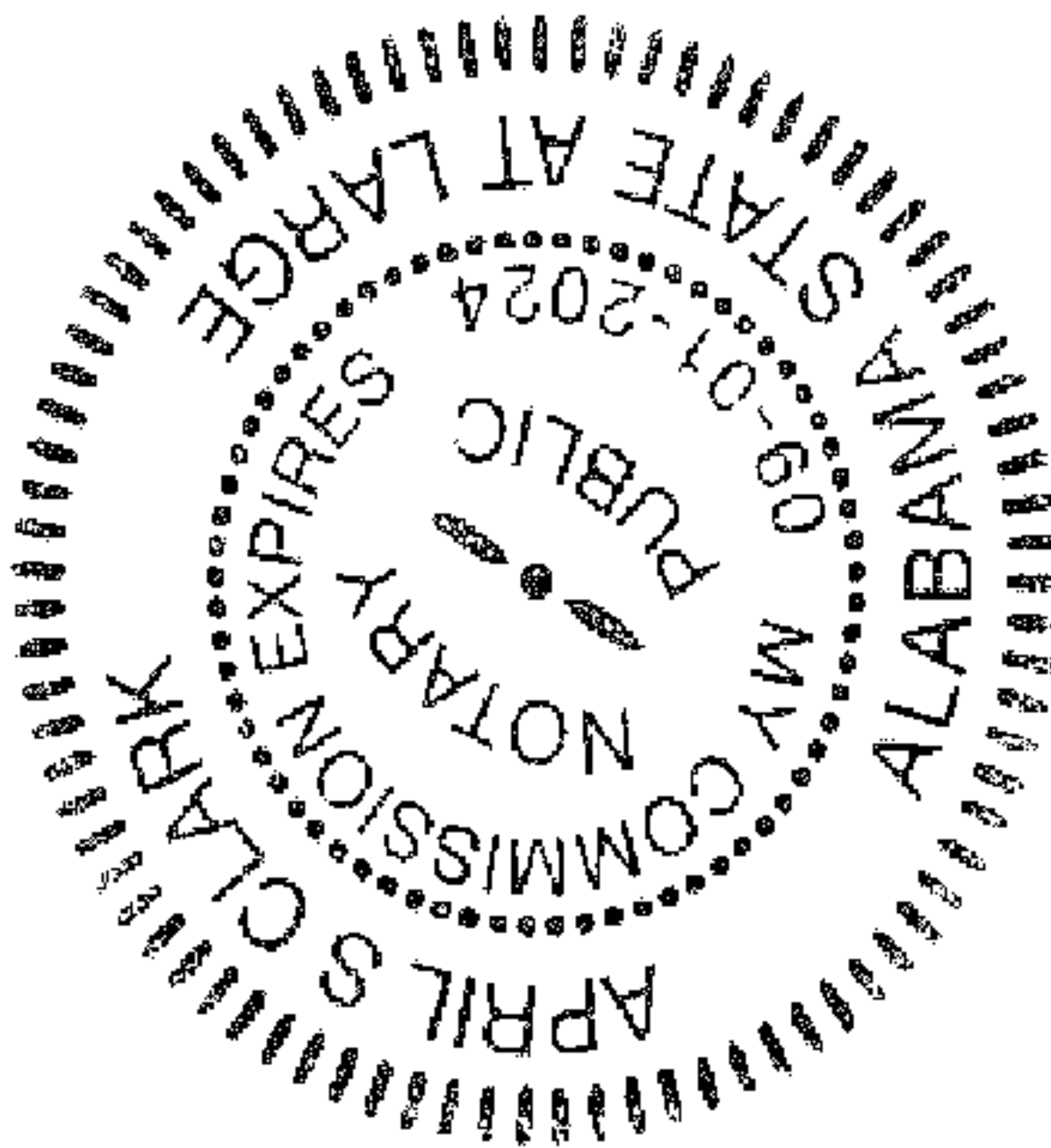


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the West 1/2 of the Northeast 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of said Section 14; thence run East along the North Section line 3202.91 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 1128.31 feet to the point of beginning; thence turn left 34 degrees 31 minutes 51 seconds and run Southeast 466.98 feet to the Northwest right of way of Shelby County Highway #61; thence turn left 100 degrees 36 minutes 38 seconds and run Northeast along said road 142.39 feet; thence turn left 78 degrees 18 minutes 21 seconds and run Northwest 381.51 feet; thence turn left 89 degrees 37 minutes 58 seconds and run Southwest 160.67 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/12/2023 03:19:08 PM
 \$86.50 MIST
 20230912000275360

Allen S. Beryl

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>Charles Alfred Cairo</u>	Grantee's Name	<u>Brian Thomas Properties, LLC</u>
Mailing Address	<u>7477 Highway 61</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>175 Baron Dr</u> <u>Chelsea, AL</u>
Property Address	<u>7477 Highway 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September 11, 2023</u>
		Total Purchase Price	<u>\$58,500.00</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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 September 11, 2023

Print Charles Alfred Cairo

 Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one