

This Instrument was Prepared by:

Send Tax Notice To: Seth Gandy

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-23-29413

2472 Spring Creek Rd
Montevallo, AL 35715

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Seth Gandy**, (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

\$36,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of October, 2023.

BRIAN THOMAS PROPERTIES, LLC




Brian Thomas
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Brian Thomas as Managing Member of Brian Thomas Properties, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

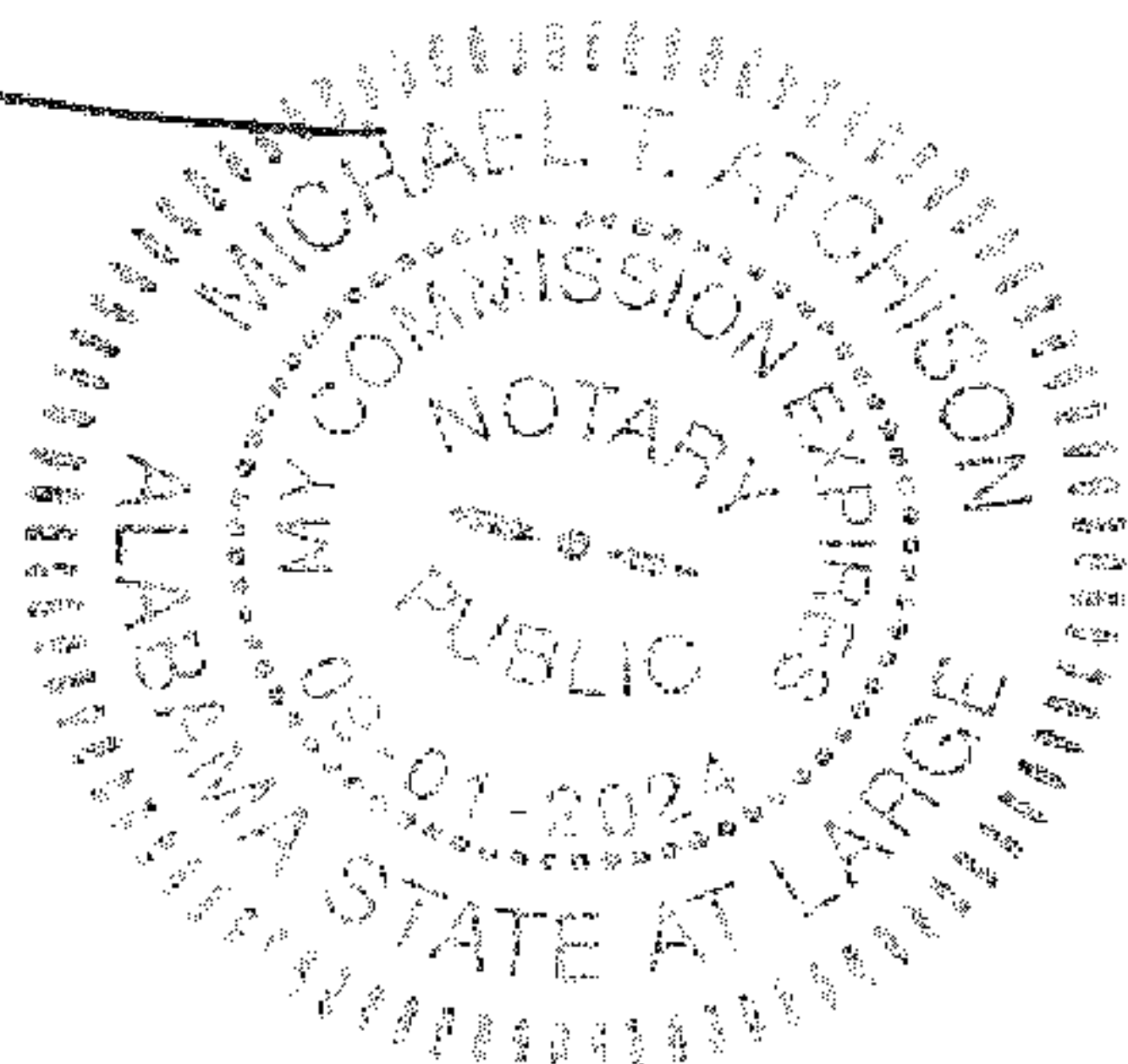


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the northeast corner of the Southwest Quarter of the Northwest Quarter, Section 36, Township 21 South, Range 1 West; thence run West along the North line of said 1/4-1/4 section a distance of 496.39 feet to the West right of way line of Shelby County Highway No. 47; thence turn an angle of 112 degrees, 41 minutes to the left and run along said Highway right of way a distance of 714.28 feet to the P.C. of a right of way curve; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 10.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run along said right of way curve, whose Delta angle is 4 degrees 42 minutes 03 seconds to the right, radius is 1870.01 feet, tangent is 76.76 feet, length or arc is 153.42 feet to a point of tangent, and the point of beginning of the land conveyed to Ellis Bentley, Jr. and wife, Lallage Powell Bentley by Leon Powell and the Southeast corner of that tract of land conveyed by Sidney M. Bird, Jr. and wife, to Kenneth Leon McCord by deed dated the 21st day of August, 1976 and recorded in Deed Book 300, Page 522 in the Probate Office of Shelby County, Alabama; thence continue along said right of way curve whose Delta Angle is 6 degrees 07 minutes 51 seconds to the right, radius is 1870.01 feet, tangent is 100.14 feet, length of arc is 200.00 feet to the point of tangent; thence turn an angle of 79 degrees 54 minutes 09 seconds to the right from tangent and run a distance of 257.41 feet to the East right of way of L&N Railroad; thence turn an angle of 93 degrees, 17 minutes 56 seconds to the right and run along said Railroad right of way a distance of 200.00 feet; thence turn an angle of 86 degrees 57 minutes to the right and run a distance of 270.39 feet to the West right of way line of Shelby County Highway No. 47 in the Southwest Quarter of the Northwest Quarter, Section 36, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama. Subject to apparent easements and rights of way of record. Said description being according to the a survey of Frank W. Wheeler, Alabama Registered Land Surveyor No. 3385 on November 4, 1976.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Brian Thomas Properties, LLC
 Mailing Address 175 Baron Dr
Chelsea, AL, 35043

Grantee's Name Seth Gandy
 Mailing Address 2472 Spring Creek Rd
Monticello, AL 35091

Property Address 720 Highway 47
Columbiana, AL 35051

Date of Sale October 27, 2023
 Total Purchase Price \$45,000.00
 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 October 26, 2023

Print Brian Thomas Properties, LLC

Unattested

Sign *Brian Thomas*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/30/2023 09:46:20 AM
 \$37.00 JOANN
 20231030000317560



Form RT-1

Allen S. Bayl