

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Julianne Jackson & Chandler Thomason  
173 Branch Drive  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

State of Alabama  
County of Shelby

That in consideration of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00) and other good and valuable consideration to the undersigned grantor, 1611 Ridge Rd LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Julianne Jackson and Chandler Thomason, wife and husband (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 16, according to the Survey of Brook Chase Estates, Phase 1, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.**

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

\$292,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said 1611 Ridge Rd LLC by its Authorized Agent, who is authorized to execute this conveyance, has hereto set signature and seal, this the 29th day of December, 2023

1611 Ridge Rd LLC, an Alabama Limited Liability Company

By: John Padgett  
John Padgett, Authorized Agent

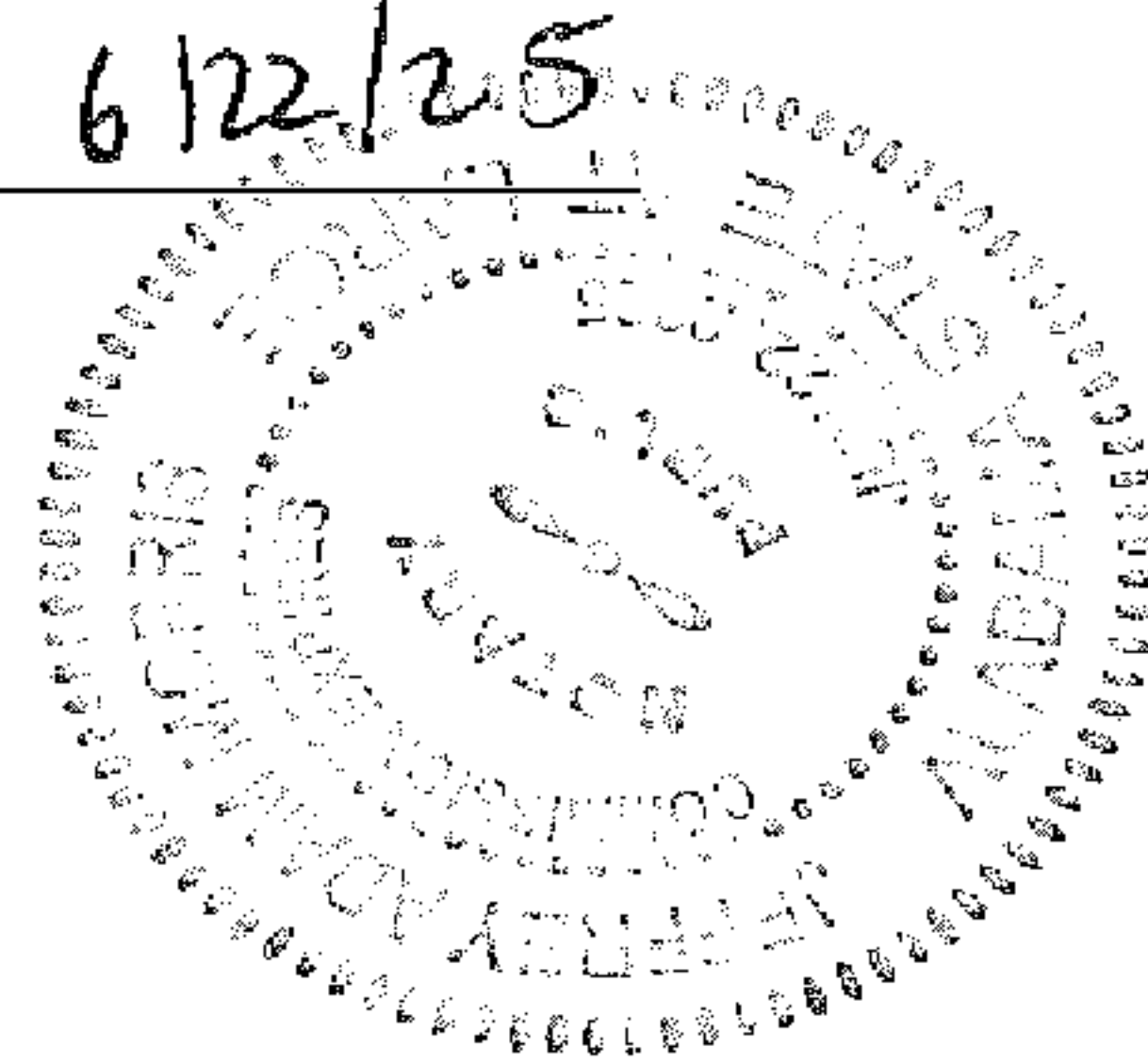
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that John Padgett, whose name as Authorized Agent of 1611 Ridge Rd LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 29<sup>th</sup> day of December, 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 1611 Ridge Rd LLCGrantee's Name Julianne Jackson and Chandler ThomasonMailing Address 3601 Cumberland Trace  
Meadowbrook, AL 35242Mailing Address 173 Branch Drive  
Chelsea, AL 35043Property Address 173 Branch Drive  
Chelsea, AL 35043Date of Sale December 29, 2023Total Purchase Price \$365,000.00

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other: \_\_\_\_\_

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 12/29/23Print Jeff Morris

Unattested

(verified by)

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

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/03/2024 01:23:58 PM  
 \$101.00 BRITTANI  
 20240103000002310

Brittani S. Byrd**Form RT-1**