

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Bridget Barrett Thomas
108 Oak View Lane
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, BRIDGET BARRETT THOMAS A/K/A BRIDGETTE THOMAS, a widow, BARRETT F. THOMAS, a married man, and ROHN T. THOMAS, an single man, (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto BRIDGET BARRETT THOMAS the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 21-B, according to the Survey of Stonebrook, as recorded in Map Book 15, page114 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREIN ABOVE NAMED GRANTORS, BRIDGETTE BARRETT THOMAS, BARRETT F. THOMAS AND ROHN T. THOMAS AND THEIR SPOUSES.


THE HEREIN ABOVE NAMED GRANTORS CONSTITUTE ALL OF THE HEIRS AT LAW OF FRANKLIN THOMAS WHO DIED INTESTATE ON OR ABOUT NOVEMBER 19, 2023.

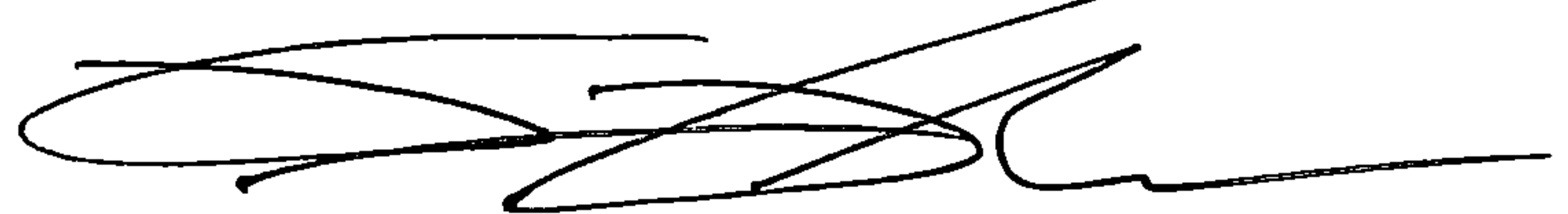
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, WE have hereunto set our hands and seals this 2ND day of February, 2024.


BRIDGET BARRETT THOMAS


BARRETT F. THOMAS


ROHN T. THOMAS



STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that BRIDGET BARRETT THOMAS, a widow, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2024.

Mary E. Stancher
NOTARY PUBLIC
My Commission Expires: 09/08/2025

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that BARRETT F. THOMAS, a married man, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2024.

Mary E. Stancher
NOTARY PUBLIC
My Commission Expires: 09/08/2025

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ROHN T. THOMAS, a single man, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2024.

Mary E. Stancher
NOTARY PUBLIC
My Commission Expires: 09/08/2025



20240220000043030 3/3 \$404.00
Shelby Cnty Judge of Probate, AL
02/20/2024 08:15:59 AM FILED/CERT

Grantor's Name:
BRIDGETTE THOMAS A/K/A

Grantee's name:
BRIDGET THOMAS

Mailing Address:
108 OAK VIEW LANE
HELENA, AL 35080

Mailing Address:
108 OAK VIEW LANE
HELENA, AL 35080

Property Address:
108 OAK VIEW LANE
HELENA, AL 35080

Date of Sale: _____
Total Purchase Price: _____
or
Actual Value
or
Assessor's Market Value: \$560,660.00
2/3 Value: \$373,773.33

____ Bill of Sale
____ Sales Contract
____ Closing Statements

____ Front of Foreclosure Deed
____ Appraisal
x Other: Tax Assessor