

This Instrument was Prepared by:

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

File No.: MV-24-30186

Send Tax Notice To: Reynosa Obispo Alejandro
Jaime Perez Candia

557 Hwy 315
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Seven Thousand Five Hundred Dollars and No Cents (\$87,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC, an Alabama Limited Liability Company**, (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 **Reynosa Obispo Alejandro and Jaime Perez Candia**, (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

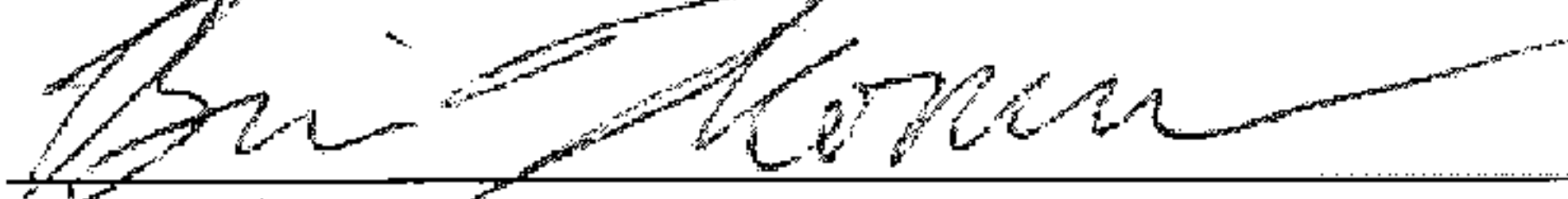
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And 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 1st day of November, 2024.

BRIAN THOMAS PROPERTIES, LLC, AN
ALABAMA LIMITED LIABILITY COMPANY



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, an Alabama Limited Liability Company 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 1st day of November, 2024.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

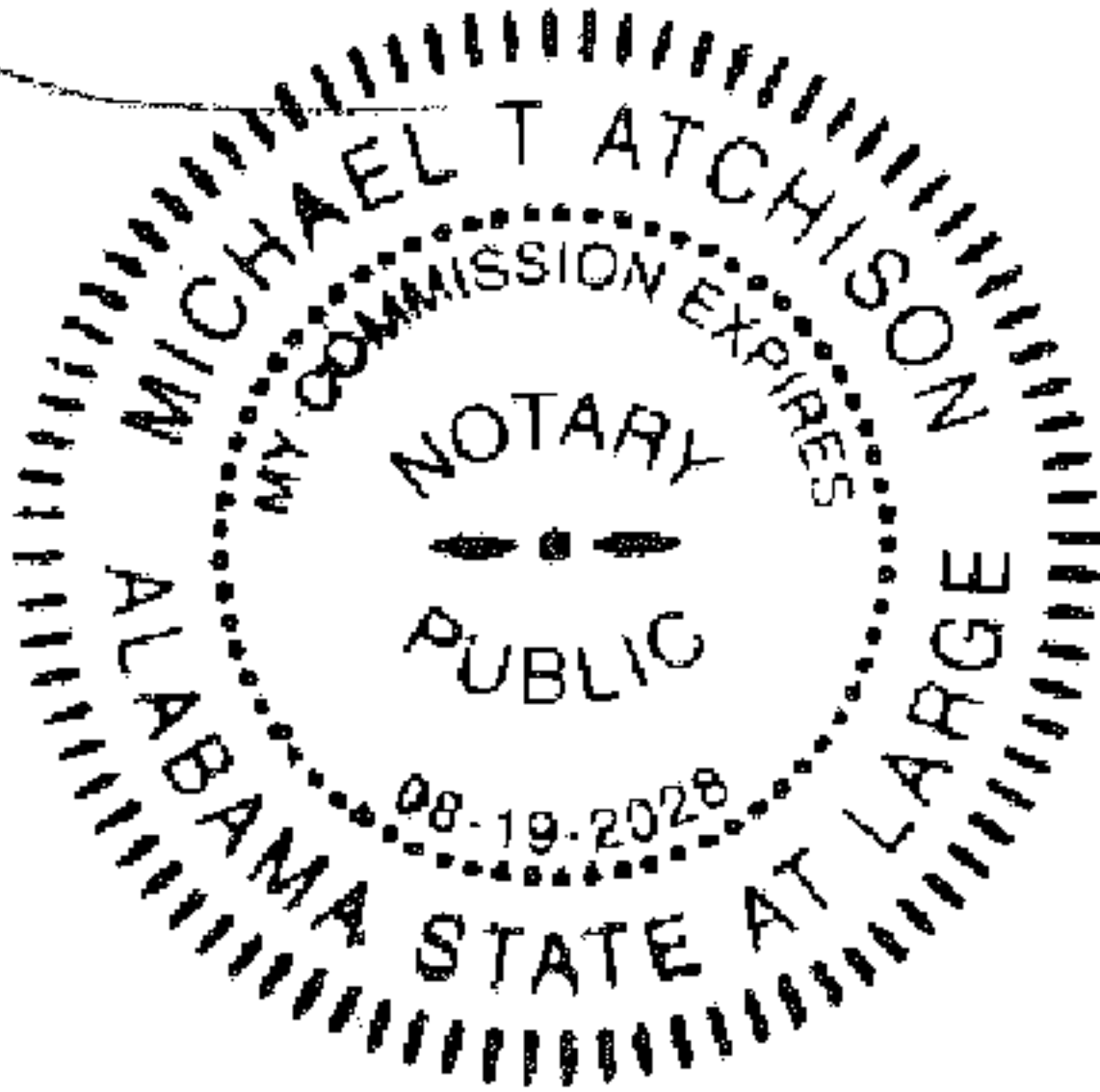


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, being more particularly described as follows:

Begin at the SW corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West and run along said forty acre line North 2 degrees 30 minutes West 1325.2 feet, more or less, along the West line of the property deed to the H.G. Gordon family and the East line of the properties deed to the Bryant, Carter, Brown, Buie, Harris, Underwood, Thomas, Wilson, and Neely families to the point of beginning; thence continue along this forty acre line 257.4 feet, more or less, to the SE corner of the property deeded to T.J. Foster family; thence turn left and run West along the South line of the T.J. Foster property 88 feet, more or less, to the NE corner of the property deeded to Pearl Neely; thence turn left and run South along the East line of the property deeded to Pearl Neely 257.4 feet, more or less; thence turn left and run East along the line of Pearl Neely property, a distance of 63.5 feet, more or less, to the point of beginning.

Parcel 2:

A parcel of land lying in the East 1/2 of the SE 1/4, Section 35, Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of SW 1/4, m Section 36, Township 21 South, Range 1 West, and run along said forty acre line North 2 degrees 30 minutes West 457.4 feet; thence continue along the same forth acre line 610 feet to a starting point; thence South 84 degrees 15 minutes West 787.5 feet, more or less, to the right of way line of Egg and Butter Road; and along the North line of the plot of land conveyed to Jack Thomas and wife, Louise Thomas; thence North 11 degrees 15 minutes West 243.6 feet along the Egg and Butter Road; thence North 21 degrees 15 minutes West 14.2 feet to the South line of the plot of land conveyed to Arthur and Pearl Neeley by Pearl C. Nelson; thence East along the said South line 825 feet, more or less, to the forty acre line; thence South and along the said forty acre line 257.8 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Southeast corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 2 degrees 50 minutes West along the East boundary of said Section for a distance of 1067.4 feet; thence turn an angle of 94 degrees 08 minutes to the left and proceed South 83 degrees 02 minutes West for a distance of 759.87 feet to a point on the Easterly boundary of the Egg and Butter Road; thence turn an angle of 82 degrees 40 minutes to the right and proceed Northerly along the Easterly boundary of said road for a distance of 128.9 feet to the point of beginning; from this beginning point, continue Northerly along the Easterly boundary of said road for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed North 83 degrees 02 minutes East for a distance of 350 feet; thence turn an angle of 82 degrees 40 minutes to the right and proceed Southerly for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed South 83 degrees 02 minutes West for a distance of 350 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Southeast One-Fourth of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT:

That part of the SE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 35; thence run North 02 degrees 50 minutes West along the East Section line 1067.4 feet to the point of beginning; thence continue last course 128.18 feet; thence turn left 94 degrees 08 minutes and run West 785.56 feet to a point on the East right of way line of Shelby County Highway #37, known as the Egg and Butter Road; thence turn left 97 degrees 20 minutes and run South along said right of way line 128.9 feet; and thence turn left 82 degrees 40 minutes and run East 759.87 feet to the point of beginning.

According to the legal description of Amos Cory, R.L.S. #10550, based on survey of Dowell M. Ray, RLS #1719, dated May 14, 1979.

Parcel 3:

Commence at the Southeast corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 2 degrees 50 minutes West along the East boundary of said Section for a distance of 1067.4 feet; thence turn an angle of 94 degrees 08 minutes to the left and proceed South 83 degrees 02 minutes West for a distance of 759.87 feet to a point on the Easterly boundary of the Egg and Butter Road; thence turn an angle of 82 degrees 40 minutes to the right and proceed Northerly along the Easterly boundary of said road for a distance of 128.9 feet to the point of beginning; from this beginning point, continue Northerly along the Easterly boundary of said road for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed North 83 degrees 02 minutes East for a distance of 350 feet; thence turn an angle of 82 degrees 40 minutes to the right and proceed Southerly for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed South 83 degrees 02 minutes West for a distance of 350 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Southeast One-Fourth of Section

35, Township 21 South, Range 1 West, Shelby County, Alabama

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, an Alabama Limited Liability Company	Grantee's Name	Reynosa Obispo Alejandro Jaime Perez Candia
Mailing Address	<u>175 Baron Dr</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>557 Hwy 315</u> <u>Columbiana, AL 35051</u>
Property Address	0 Egg and Butter Road Columbiana, AL 35051	Date of Sale	November 01, 2024
		Total Purchase Price	\$87,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 30, 2024

Print Brian Thomas Properties, LLC, an Alabama Limited Liability Company

Filed and Recorded
Official Public Records

Judge of Probate, Shelby County Alabama, County Sign

Clerk

Shelby County, AL (verified by)

11/04/2024 09:59:04 AM

\$118.50 JOANN

20241104000342220

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Allen S. Bayl