

This instrument was prepared by:

A. Eric Johnston, Attorney
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

John and Gail Thomas
5456 Palomino Trail
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **John B. Thomas, Jr. and spouse, Gail Thomas** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John Blackwell Thomas, Jr. and Susan Gail Oliver Thomas, Trustees, or any successor trustee, of The John and Gail Thomas Family Trust dated the 6th day of January, 2026** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 8, Block 1, according to "Cherokee Hills" Subdivision, as shown by m recorded in map Book 5, Page 3 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

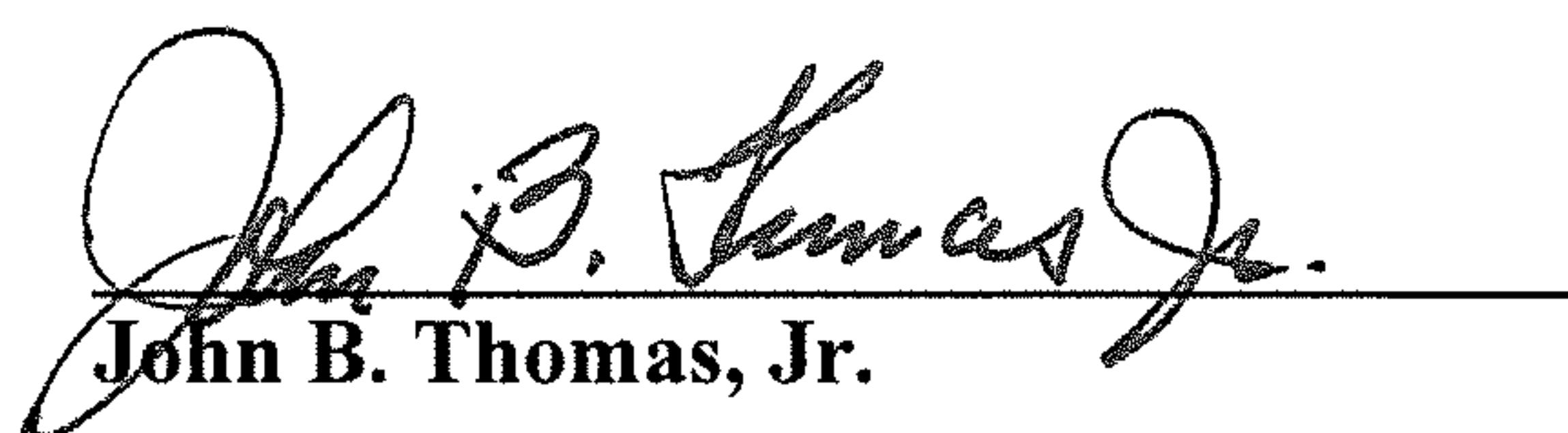
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

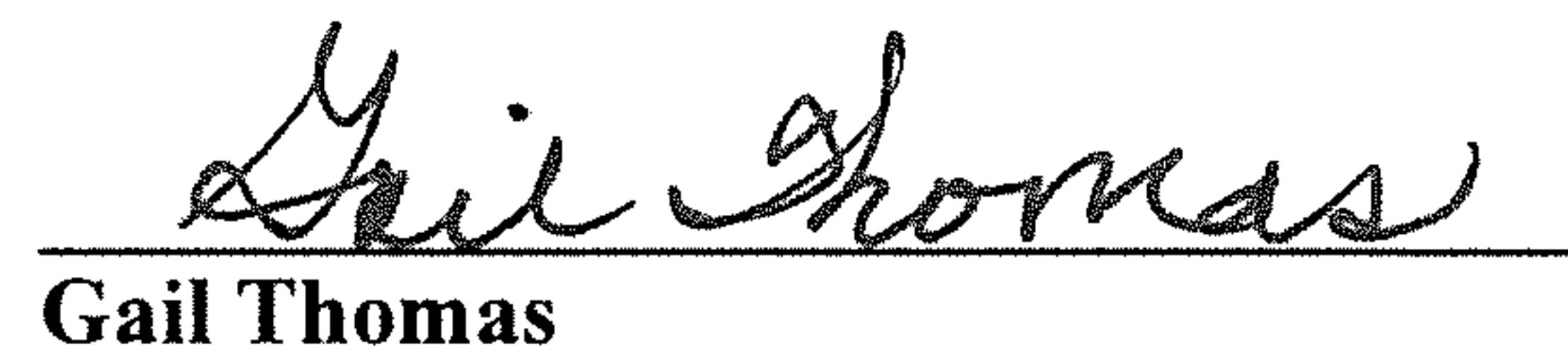
NO TITLE OPINION GIVEN.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 6th day of January, 2026.


John B. Thomas, Jr.

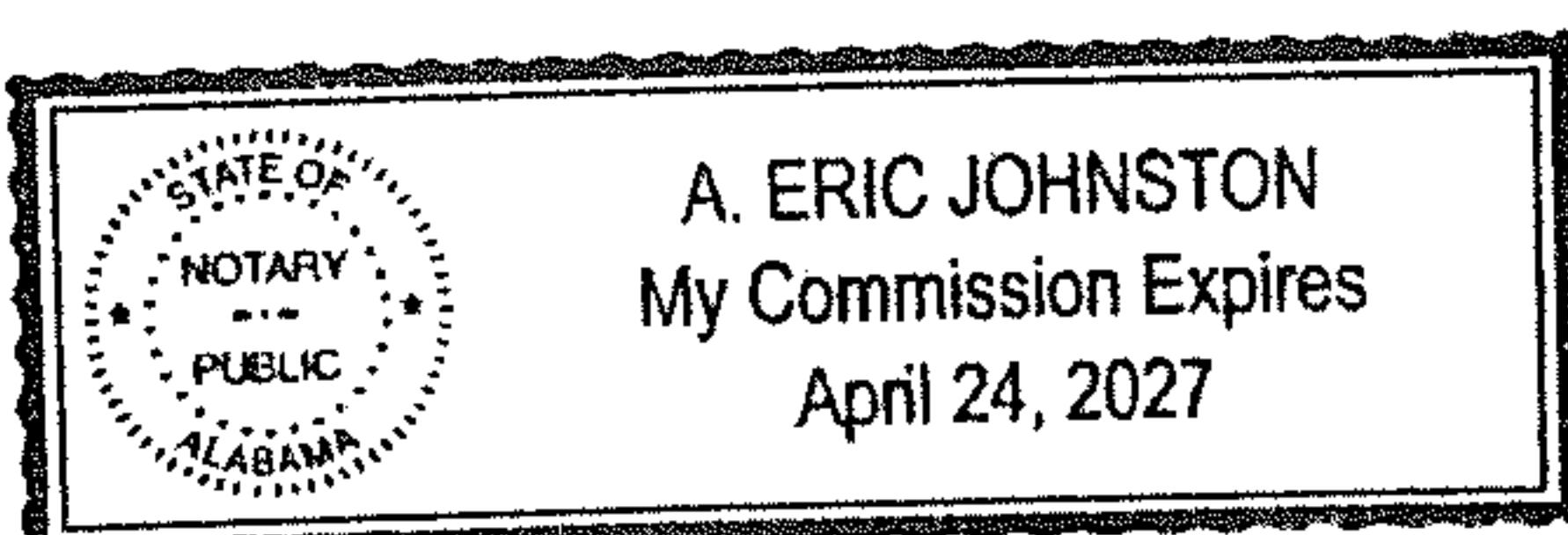

Gail Thomas

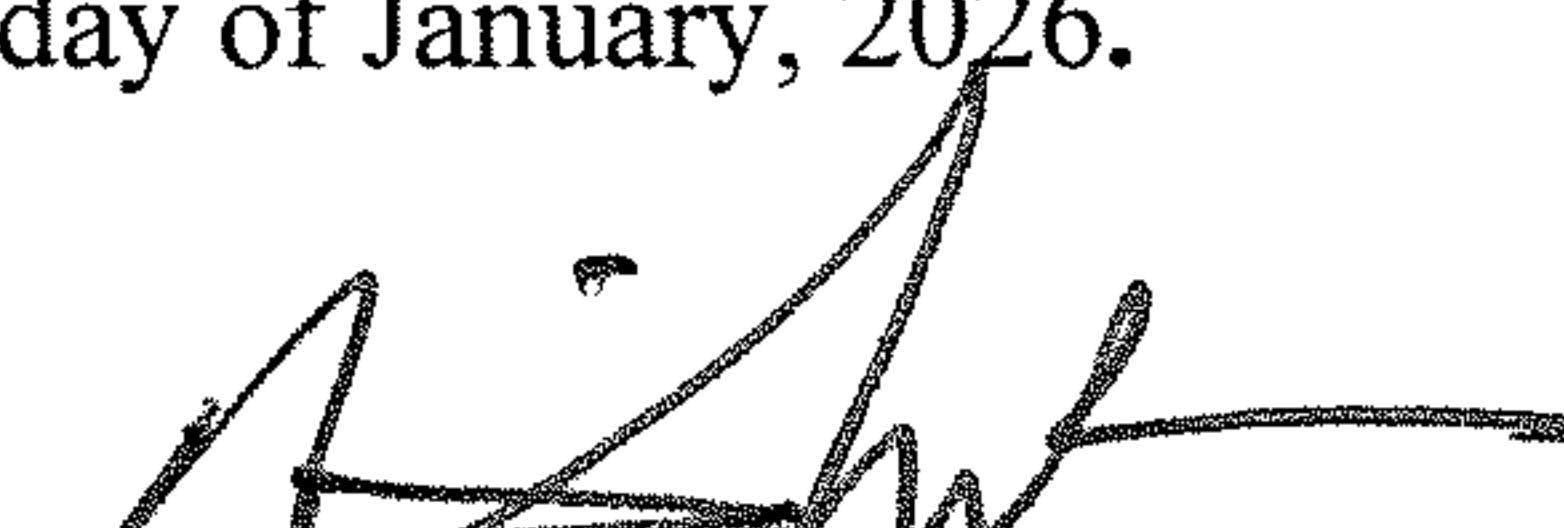
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **John B. Thomas, Jr. and Gail Thomas**, whose names are signed to the foregoing conveyance, and who are 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 the 6th day of January, 2026.




A, Eric Johnston, Notary Public
My Commission Expires: 4-24-27

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John and Gail Thomas
 Mailing Address 5456 Palomino Trail
Birmingham, AL 35242

Grantee's Name John and Gail Thomas
 Mailing Address 5456 Palomino Trail
Birmingham, AL 35242

Property Address 5456 Palomino Trail
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 458,000

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Tax Assessor</u>
<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 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 1.6.26

Filed and Recorded

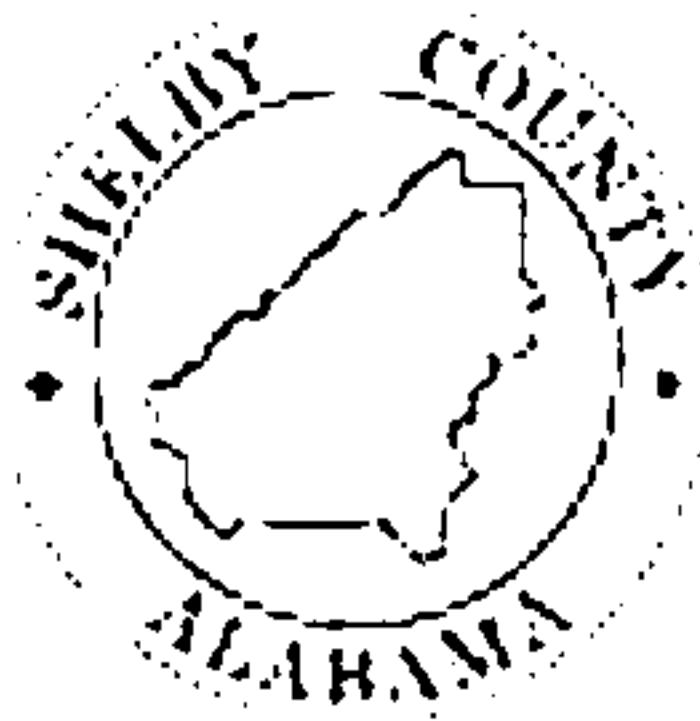
Print A. Eric Johnston

Official Public Records

Judge of Probate, Shelby County Alabama, County

Sign _____

[Handwritten signature]
 (Grantor/Grantee/Owner/Agent) circle one



ated

Clerk

(verified by)

Shelby County, AL

01/06/2026 03:06:22 PM

\$487.00 JOANN

20260106000004350

Print Form

Allie S. Bayl

Form RT-1