

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20161104000407690 1/4 \$399.00

Shelby Cnty Judge of Probate, AL

11/04/2016 10:42:48 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Seventy Five Thousand and no/100's Dollars (\$375,000.00)** and other good and valuable consideration to the undersigned grantor,

Connor Farmer, a married man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Scenic View Townhomes, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 228, 230 and 375, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, pages 42 A-C, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Easements, or claims of easements, not shown by the public records.**
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- 6. Taxes or special assessments which are not shown as existing liens by the public records.**
- 7. Such state of facts as shown on recorded subdivision plat, as applicable.**
- 8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.**
- 9. Building Lines, Easements and Restrictions as shown by recorded Map.**
- 10. Easement to Alabama Power Company recorded in instrument 1995-22455, in the Probate Office of Shelby County, Alabama.**
- 11. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180080 in the Probate Office of Shelby County, Alabama.**
- 12. Easement to BellSouth Telecommunications, as recorded in Instrument 20070418000178850, in the Probate Office of Shelby County, Alabama.**

Shelby County, AL 11/04/2016

State of Alabama

Deed Tax:\$375.00

13. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings appearing of record in Instrument 20071008000469200;; First Amendment recorded in Instrument 20080512000192610;; Second Amendment recorded in Instrument 20100325000086330;; Third Amendment recorded in Instrument 20100618000195550;; Fourth Amendment recorded in Instrument 20160503000147290; Assignment of Developers Rights recorded in Instrument 20100325000086360 and Assignment of Developers Rights recorded in Instrument 201060517000168170, in the Probate Office of Shelby County, Alabama.

14. Articles of Organization of Polo Crossings Owners Association, Inc, as recorded in Instrument 20071008000469190, in the Probate Office of Shelby County, Alabama.

15. Declaration of Sanitary Sewer Easement as recorded in Instrument 20090903000340190, in the Probate Office of Shelby County, Alabama.

16. Mineral and mining rights and rights incident thereto and Release of Damages, conditions, covenants and restrictions recorded in Instrument 20071008000469280, in the Probate Office of Shelby County, Alabama.

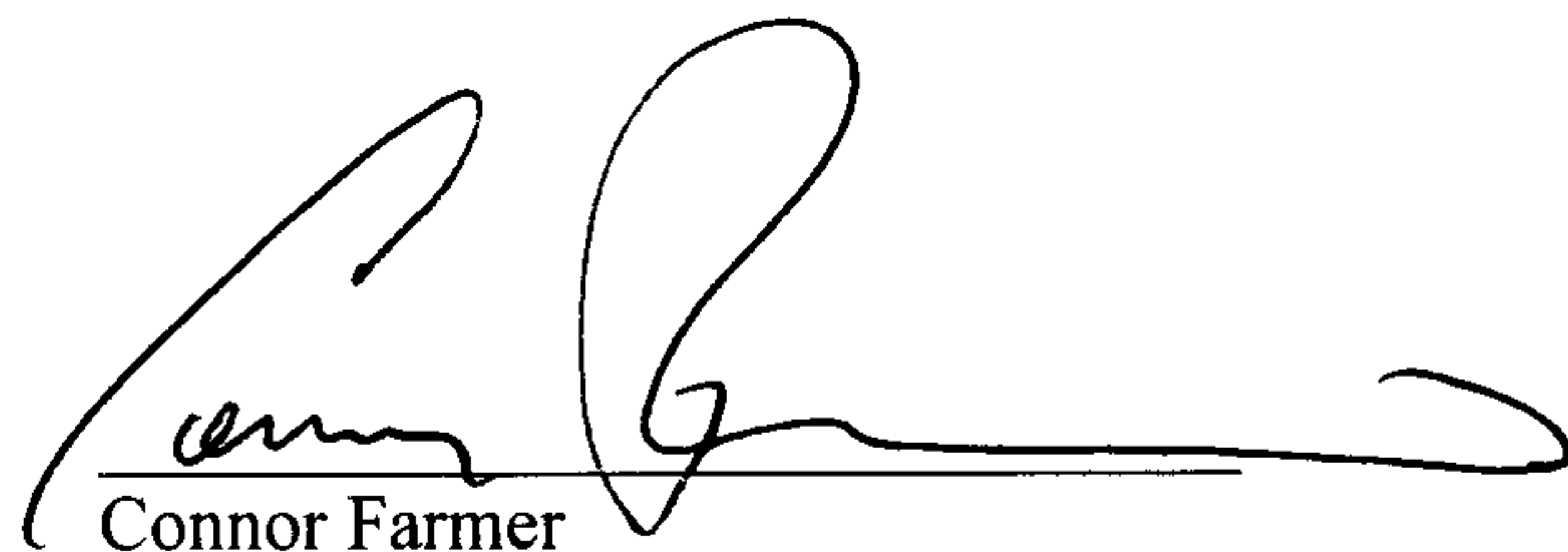
The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.


And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 11th day of October, 2016.

WITNESS:

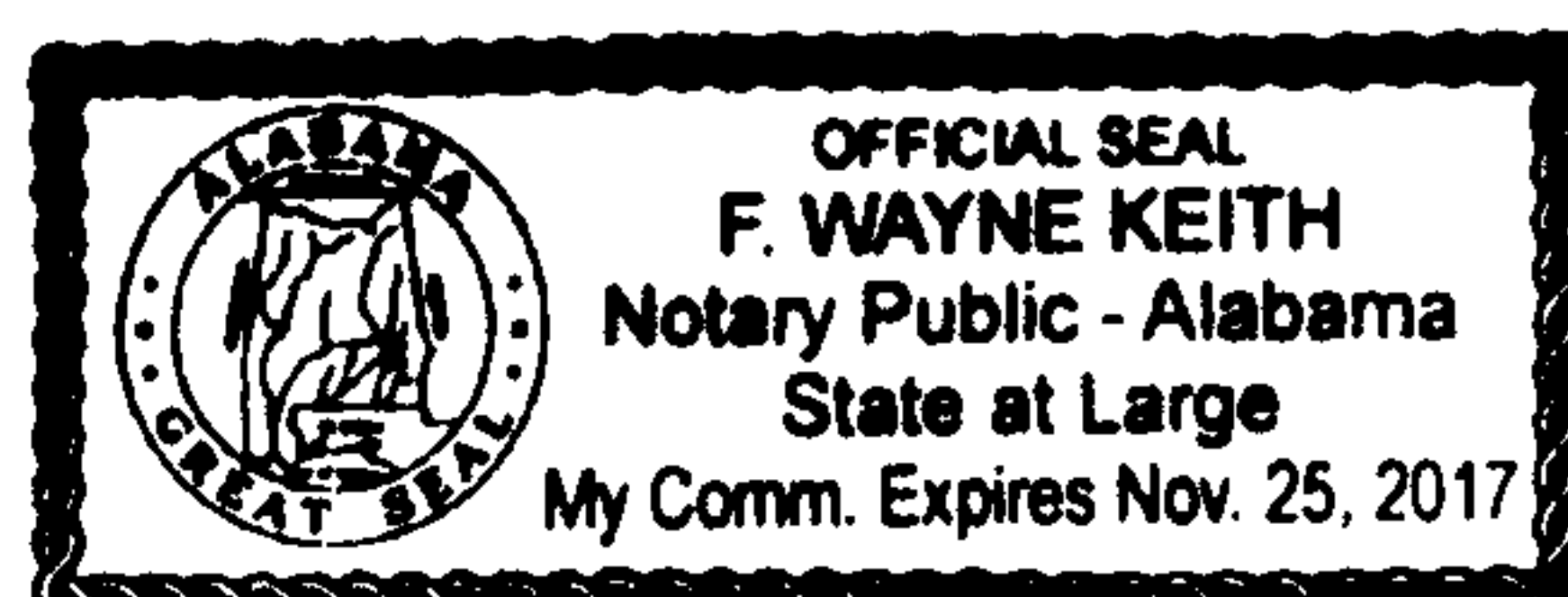

Connor Farmer

STATE OF ALABAMA
COUNTY OF SHELBY


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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of October, 2016.





Notary Public

SEND TAX NOTICE TO:
Scenic View Townhomes, LLC
120 Bishop Circle
Pelham, Alabama 35124



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Real Estate Sales Validation Form

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

Grantor's Name: Connor Farmer

Mailing Address: 2251 Emmet Cove
Birmingham Alabama 35242

Grantee's Name: Scenic View Townhomes, LLC,
an Alabama limited liability company


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Mailing Address : 120 Bishop Circle
Pelham, Alabama 35124

Properly Address: Lots 228, 230 and 375, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, pages 42 A-C, in the Probate Office of Shelby County, Alabama.

Date of Transfer: October 11, 2016

Total Purchase Price \$375,000.00

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)

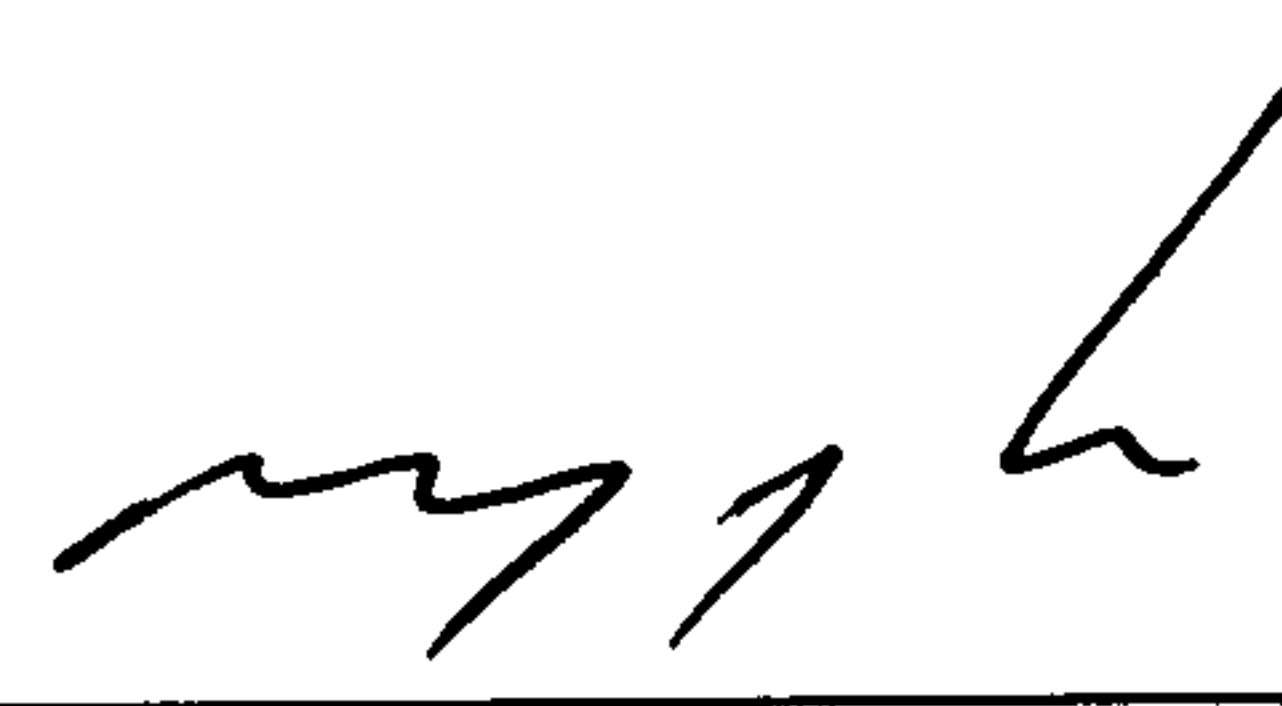
Bill of Sale
☒ Sales Contract
☒ Closing Statement

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.

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 11, 2016

Sign 
x verified by F. Wayne Keith