

This Instrument Prepared By:
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Send Tax Notice To:

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Shelby Cnty Judge of Probate, AL
12/01/2017 12:13:49 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 12/01/2017
State of Alabama
Deed Tax: \$31.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Thirty-One Thousand and 00/100 Dollars (\$31,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Brian L. Smith, a married man, herein referred to as Grantor, whose mailing address is 60 Chelsea Corners, Suite 121, Chelsea, Alabama 35043, grant, bargain, sell and convey unto Connor Farmer, (herein referred to as Grantee, whether one or more) whose mailing address is 120 BISHOP CIRCLE PLUMMA AL. 35724**, the following described real estate, situated in Shelby County, Alabama, the address of which is **Shelby County Parcel ID #15-3-05-2-001-003.003** to-wit:

Lot 2, according to the Survey of Gerald Davidson Family Estates, as recorded in Map Book 16, Page 134, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor

Grantor represents and warrants that there are no Homeowner's Association Dues with respect to the property conveyed herein.

The property conveyed herein is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 28 day of NOVEMBER, 2017.


Brian L. Smith

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Brian L. Smith, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of NOV, 2017.

Notary Public
My Commission Exp. 3.1.18

