

**WARRANTY DEED**

**Joint tenants with right of survivorship**

  
20120921000360570 1/4 \$906.00  
Shelby Cnty Judge of Probate, AL  
09/21/2012 09:57:09 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eight Hundred, Eighty Five Thousand and no/100's Dollars (\$885,000.00)** to the undersigned grantors,

**R. Connor Farmer, Jr. and wife, Lucy R. Farmer**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Tom Welch and Pamela C. Welch**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot Four (4) in Block Six (6) in Indian Springs Ranch, being a subdivision of a part of the North half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section Twenty-Nine; a part of the Southwest quarter of the Southwest quarter of Section Twenty Eight; a part of the East half of the Northeast quarter of Section Thirty- Two; and a part of the West half of the Northwest quarter of Section Thirty-Three; all in Township Nineteen South of Range Two West, situated in Shelby County, Alabama, according to the plat thereof, prepared by A. A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29.**

**Subject to:**

**1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date of the title commitment used for this transaction but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by that title commitment.**

**2. Standard Exceptions:**

- (a) Rights or claims of parties in possession not shown by the public records.**
- (b) Easements, or claims of easements, not shown by the public records.**
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- (d) 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.**
- (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**

Shelby County, AL 09/21/2012  
State of Alabama  
Deed Tax: \$885.00

**3. Taxes for the year 2012 and subsequent years.**

**4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**

**5. Restrictions appearing of record in Volume 224, Page 436, in the Office of the Judge of Probate of Shelby County, Alabama.**

**6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

**\$390,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

**R. Conner Farmer, Jr. is one and the same person as R. Connor Farmer, Jr.**

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

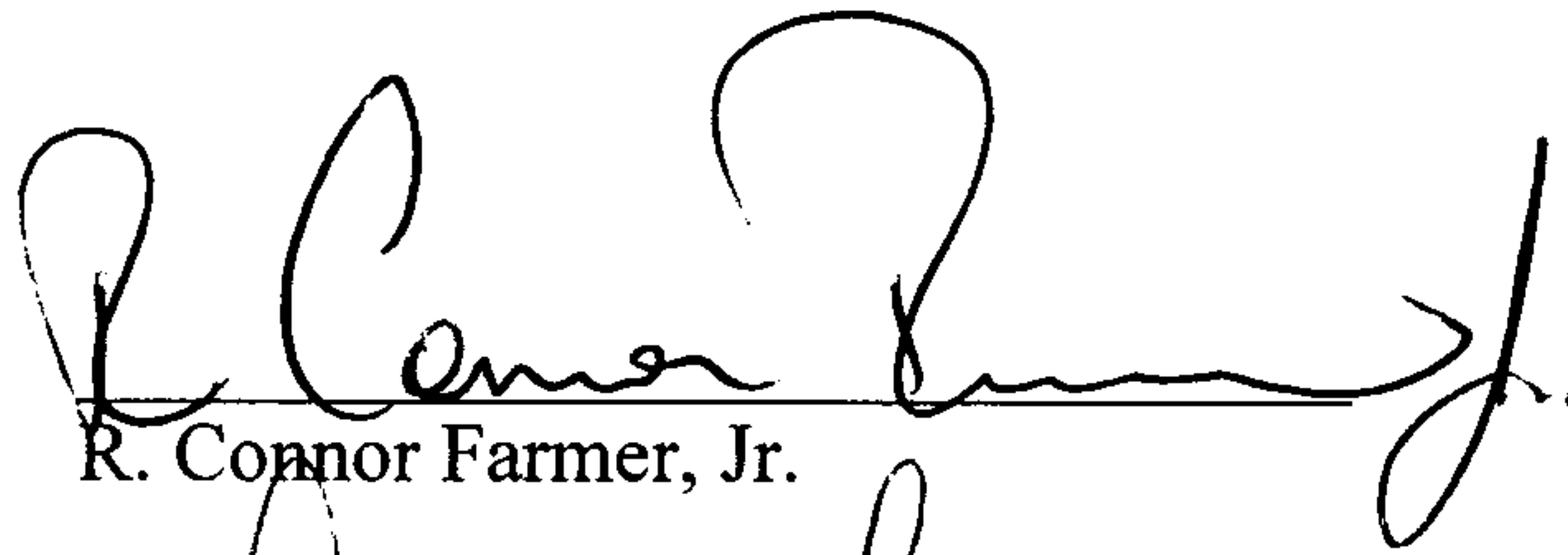
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

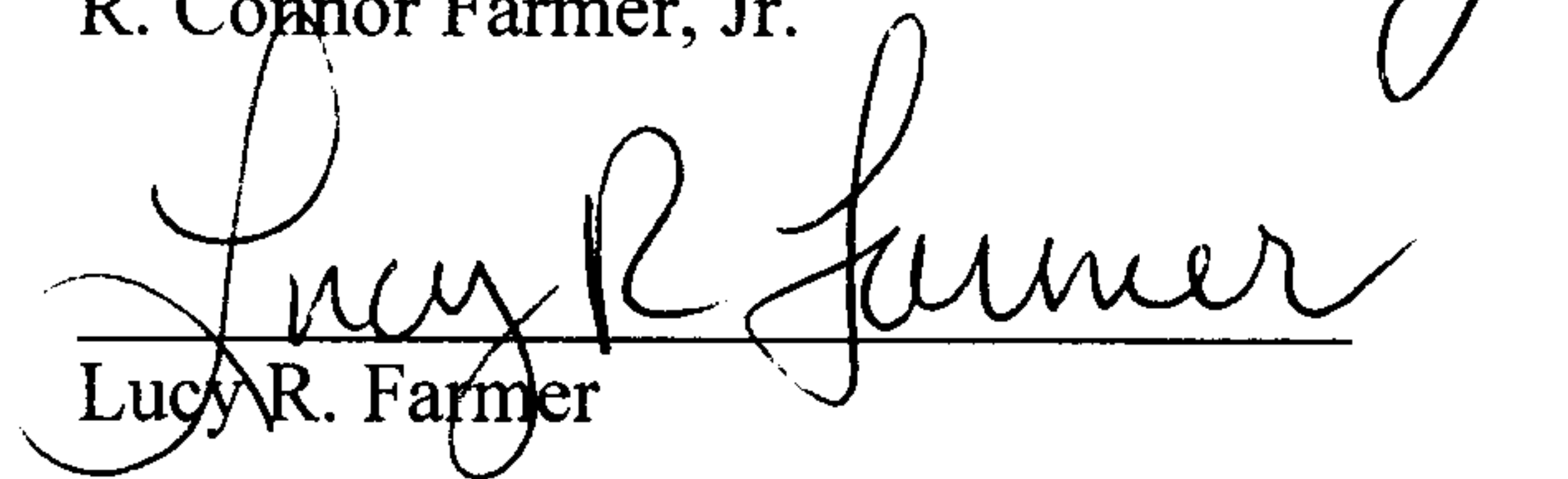
IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 20th day of September, 2012.

WITNESS:

\_\_\_\_\_

\_\_\_\_\_

  
R. Connor Farmer, Jr.

  
Lucy R. Farmer

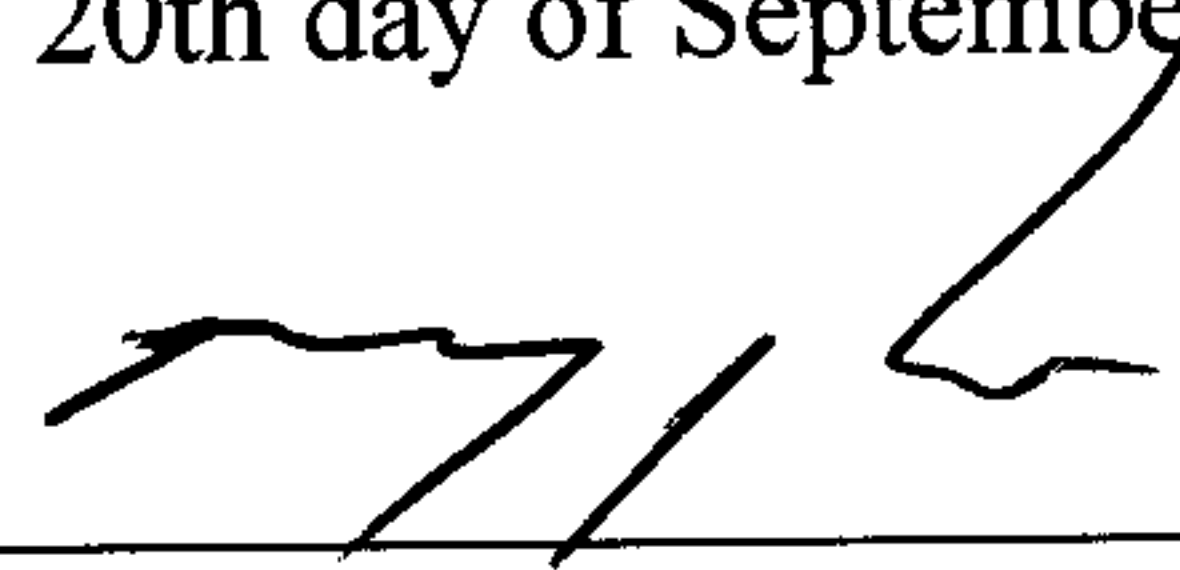
*Notary on next page*

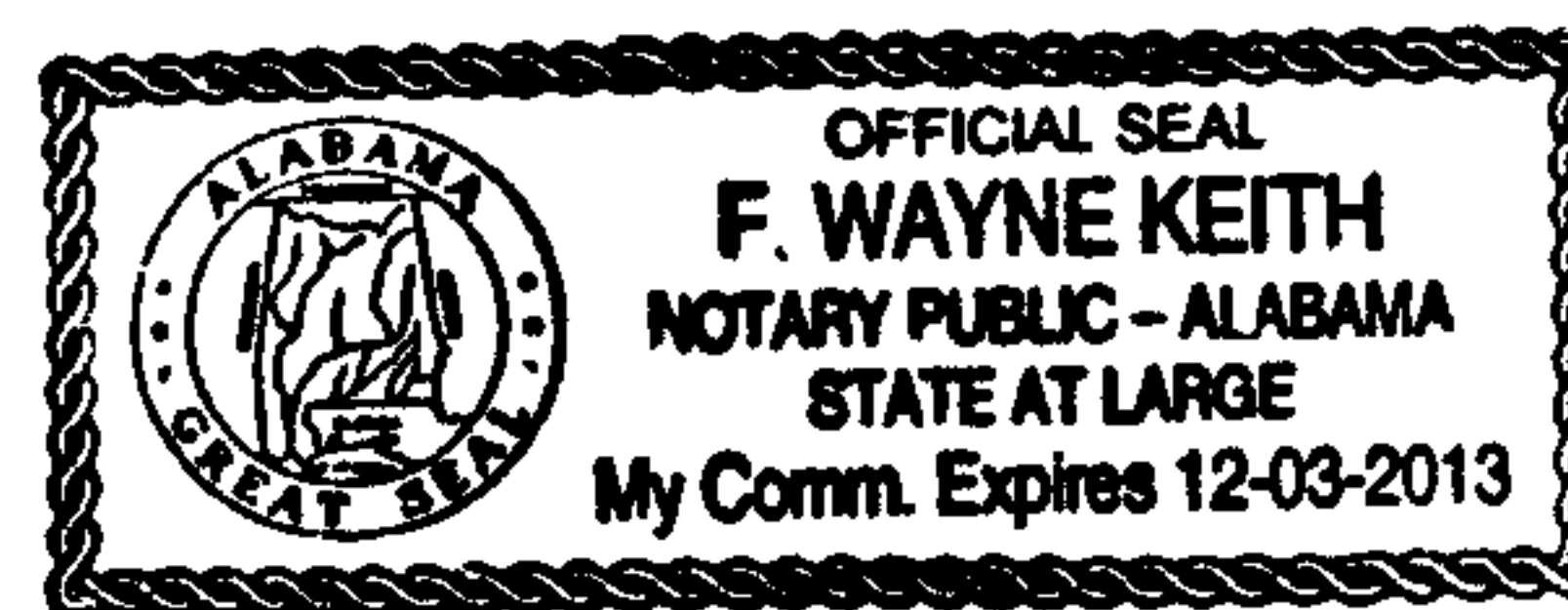
  
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STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that R. Connor Farmer, Jr. and Lucy R. Farmer, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 20th day of September, 2012.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney  
120 Bishop Circle  
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Tom Welch  
267 Brook Green Lane  
Indian Springs, 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 R. Connor Farmer, Jr.  
Lucy R. Farmer  
Mailing Address 4922 Stonehenge Road  
Birmingham, AL 35242

Grantee's Name Tom Welch  
Pamela C. Welch  
Mailing Address 267 Brook Green Lane  
Indian Springs, AL 35124

Property Address: 267 Brook Green Lane  
Indian Springs, AL 35124

Date of Sale: 09-20-12  
Total Purchase Price \$885,000.00  
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)

☐ 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.

## Instructions

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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 September 20, 2012

☐ Unattested

x

Print: R. Connor Farmer, Jr.

Sign [Signature]  
(verified by) (Grantor)

Print: Lucy R. Farmer

Sign [Signature]  
(verified by) (Grantor)

x

Form RT-1

Print: Tom Welch

Sign [Signature]  
(verified by) (Grantee)

x



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