


**WARRANTY DEED**

**Joint tenants with right of survivorship**

  
20120928000372060 1/4 \$65.00  
Shelby Cnty Judge of Probate, AL  
09/28/2012 04:01:51 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred., Twenty Thousand and no/100 Dollars (\$220,000.00)** and other good and valuable consideration to the undersigned grantors,

**Ronnie Morton and wife, Jill Strain Morton**

in hand paid by the grantee,

**Connor Farmer and Lucy R. Farmer**

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

**Lot 8A, according to the Survey of Resurvey of Plat 8, Lee Street Estate, as recorded in Map Book 9, Page 148, in the Probate Office of Shelby County, Alabama.**

**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.**
- 3. Taxes for the year 2012 and subsequent years.**
- 4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 5. Right-of-way granted to Alabama Power Company recorded in Volume 230, Page 109.(Parcel III)**
- 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.**

**\$176,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**


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 grantee, her heirs, successors 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 our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 21st day of September, 2012.


WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
**Ronnie Morton**

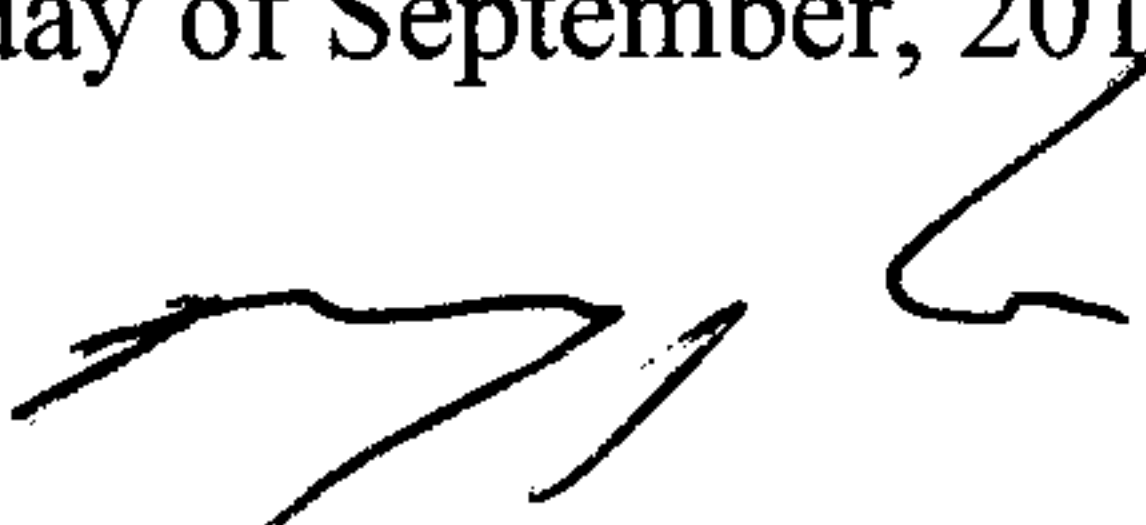
  
\_\_\_\_\_  
**Jill Strain Morton**

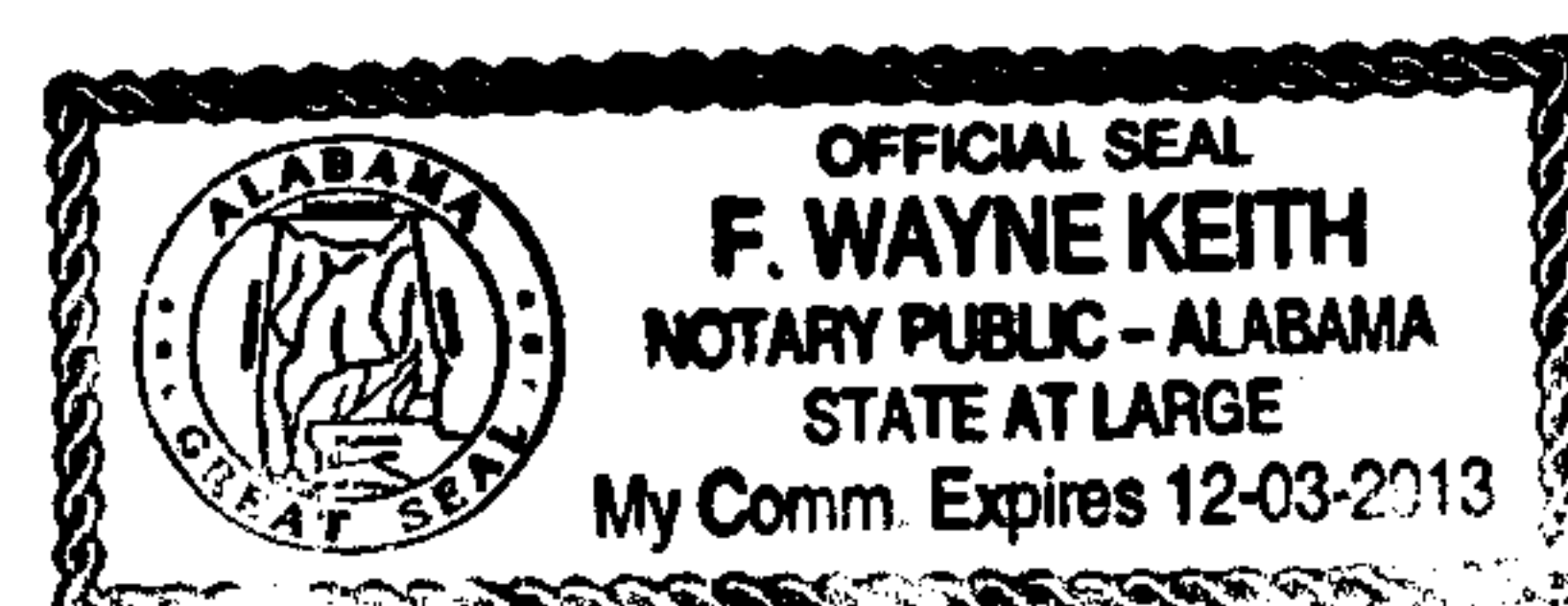
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jill Strain Morton, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents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

Given under my hand and seal this the 21st day of September, 2012.

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

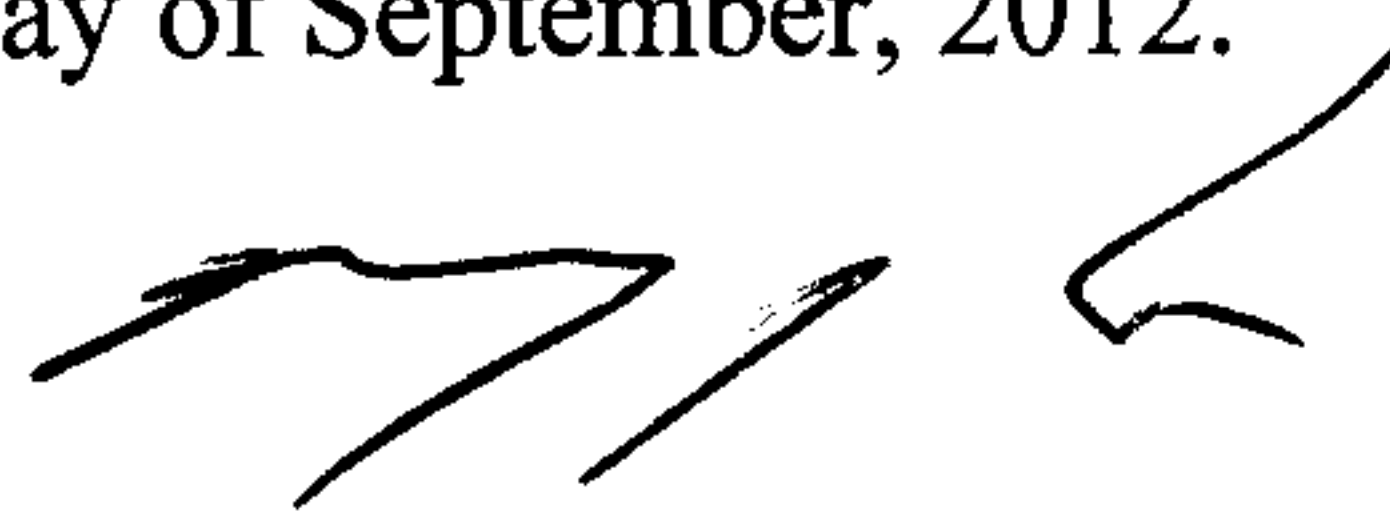




STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ronnie Morton, 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.

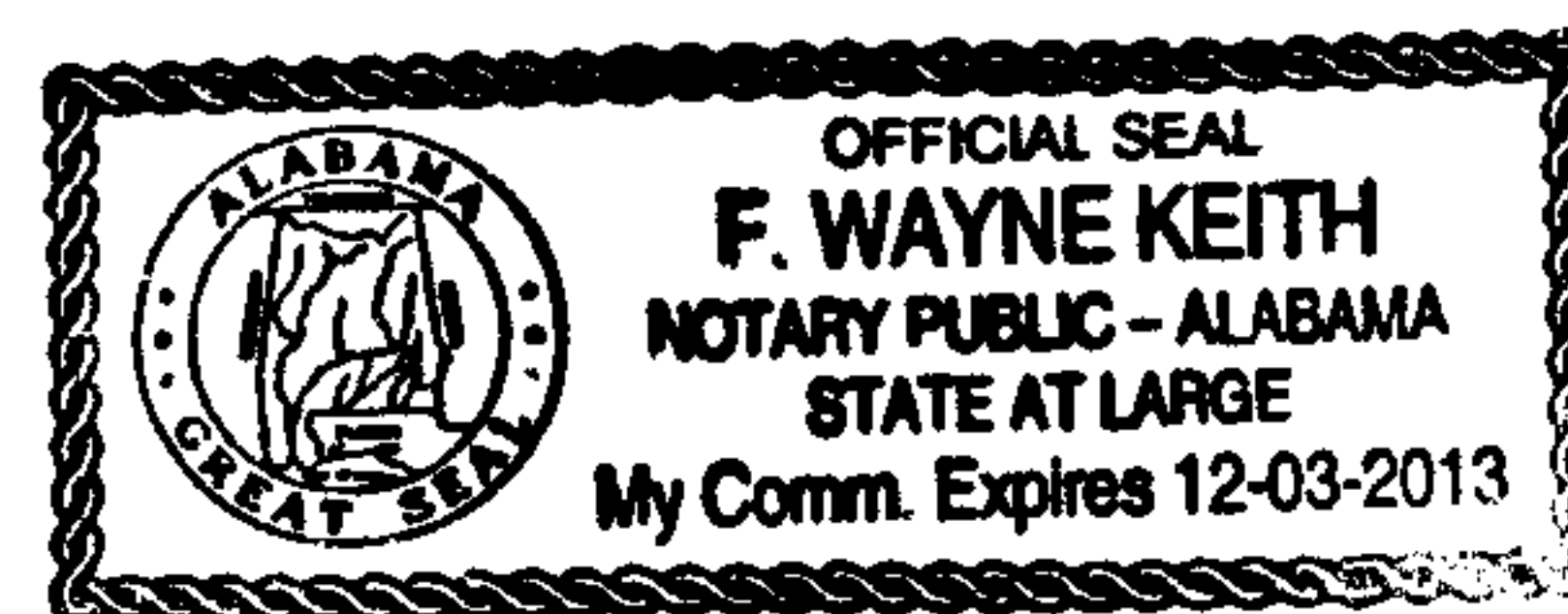
Given under my hand and seal this the 21st day of September, 2012.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:

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



SEND TAX NOTICE TO:

Connor Farmer  
4922 Stonehedge Road  
Birmingham, Alabama 35244

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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	Ronnie Morton Jill Strain Morton	Grantee's Name	Connor Farmer Lucy R. Farmer
Mailing Address	345 Davidson Dr Helena, AL 35080	Mailing Address	4922 Stonehenge Road Birmingham, AL 35242

Property Address: 4922 Stonehenge Road  
Birmingham, AL 35071

Date of Sale: 08-21-12  
Total Purchase Price \$220,000.00  
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)

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

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 August 20, 2012

☐ Unattested

x

Print: Ronnie Morton

Sign Ronnie Morton  
(verified by) (Grantor)

Print: Jill Strain Morton

Sign Jill Strain Morton  
(verified by) (Grantor)

Print: Connor Farmer

Sign Connor Farmer  
(verified by) (Grantee)

Form RT-1

x