

**THIS INSTRUMENT WAS PREPARED BY:**

Robert K. Fleming  
4645 Pyne Drive  
Bessemer, AL. 35022

**SEND TAX NOTICE TO:**


Clayton L. Branum  
1716 Lake Hardwood Drive  
Hoover, AL. 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

  
20130311000099240 1/2 \$511.00  
Shelby Cnty Judge of Probate, AL  
03/11/2013 11:37:05 AM FILED/CERT

That in consideration of FOUR HUNDRED NINETY SIX THOUSAND AND NO/100 (\$496,000.00) to the undersigned FARMINGDALE ESTATES, LLC (hereinafter referred to as "Grantor") by CLAYTON L. BRANUM and AURORA M. MITCHELL (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 23, 24, 25, according to the Map of Farmingdale Estates, Sector 3, as recorded in Map Book 35, Page 130, Lot 36 according to the Map of Farmingdale Estates, Sector 2, as recorded in Map Book 37, Page 77, and Lots 58, 59, 60, 61, 62, 63, 64, 65, 66, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80 and 81, as recorded in Map Book 39, Page 120 according to Map of Farmingdale Estates, Sector 4. All being recorded in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto 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 grantee 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.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, FARMINGDALE ESTATES, LLC, by ROBERT K. FLEMING its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11<sup>th</sup> day of March, 2013.

By Robert K. Fleming  
FARMINGDALE ESTATES, LLC -  
ITS MANAGING MEMBER



STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT K. FLEMING, whose name as MANAGING MEMBER of FARMINGDALE ESTATES, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March, 2013.

Shelby County, AL 03/11/2013  
State of Alabama  
Deed Tax: \$496.00

Heather W. McAnnish  
NOTARY PUBLIC

**My Commission Expires**

My commission expires: **11/12/2013**



# Real Estate Sales Validation Form

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

Grantor's Name FARMING DALE EST  
Mailing Address 4645 PINE D  
Bessemer AL 35022

Grantee's Name Clayton Bruner  
Mailing Address 1716 Lake Hardwood Dr  
Hoover AL 35242

Property Address Farming Dale Rd  
H/w. 444  
Harpersville, AL.

Date of Sale 3/11/13.  
Total Purchase Price \$ 496,000


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

  
20130311000099240 2/2 \$511.00  
Shelby Cnty Judge of Probate, AL  
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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 3/11/13

Print Robert K. Fleming

Unattested

(verified by)

Sign

Robert K. Fleming

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1