

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**  
**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Sixty Five Thousand, Five Hundred and no/100's Dollars (\$165,500.00)** to the undersigned grantors,

**Kathryn A. Brown and spouse, Richard Lee Brown**

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

**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 7, Block 3, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. 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.**
- 4. Right-of-way granted to Alabama Power Company recorded in Deed Volume 281, Page 497.**
- 5. Agreement with Alabama Power Company recorded in Misc. 5, Page 626.**
- 6. Restrictions and covenants recorded in Shelby Real 374, Page 556.**

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.

  
20140711000210200 1/3 \$185.50  
Shelby Cnty Judge of Probate, AL  
07/11/2014 09:39:51 AM FILED/CERT

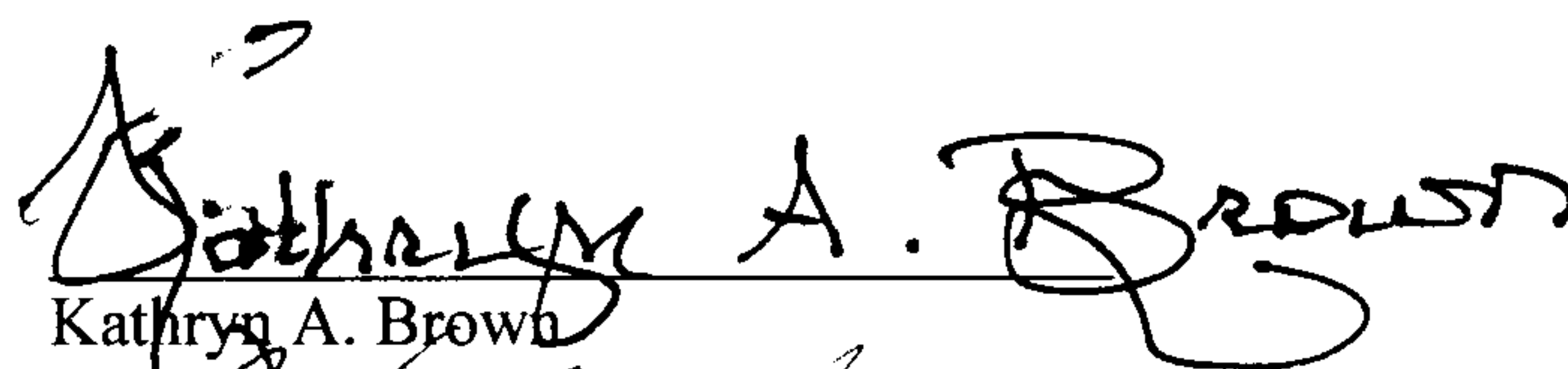

Shelby County, AL 07/11/2014  
State of Alabama  
Deed Tax: \$165.50

And we do, for ourselves and for our heirs, successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantors are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantors have a good right to sell and convey the same as aforesaid; that the grantors will and their heirs, successors and assigns shall warrant and defend the same to the said grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals, this the 8th day of July, 2014.

WITNESS:

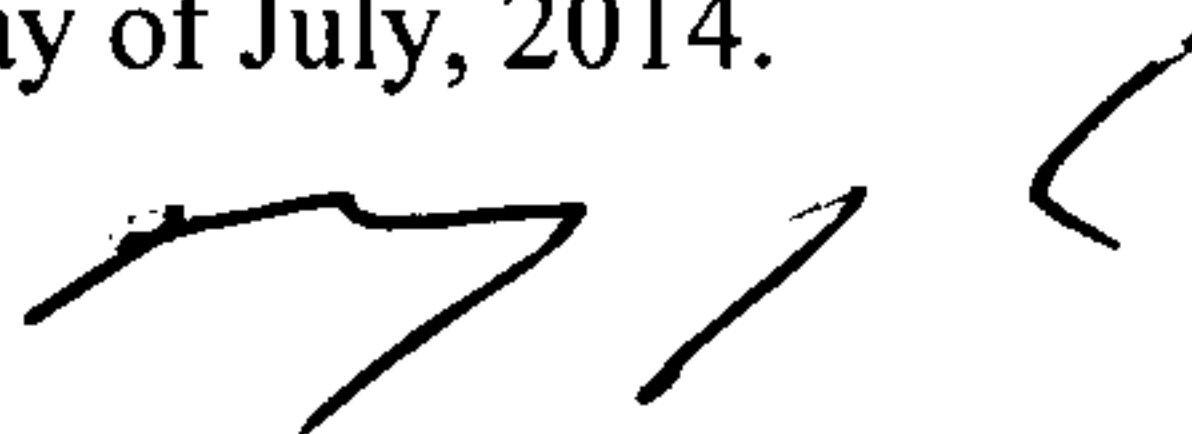
\_\_\_\_\_  
\_\_\_\_\_

  
Kathryn A. Brown  
  
Richard Lee Brown

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Kathryn A. Brown and Richard Lee Brown, 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 and as their act on the day the same bears date.


Given under my hand and seal this the 8th day of July, 2014.



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

SEND TAX NOTICE TO:  
Connor Farmer  
122 Bishop Circle  
Pelham, Alabama 35124



  
20140711000210200 2/3 \$185.50  
Shelby Cnty Judge of Probate, AL  
07/11/2014 09:39:51 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantors' Name: Kathryn A. Brown  
Richard Lee Brown

Mailing Address : 1855 Smokey Road  
Alabaster, Alabama 35007

Grantees' Name: Connor Farmer  
Lucy R. Farmer

Mailing Address: 122 Bishop Circle  
Pelham, Alabama 35124

Property Address: 5017 Kerry Downs Road  
Birmingham, Alabama 35080

Date of Transfer: July 8, 2014

Total Purchase Price \$165,500.00

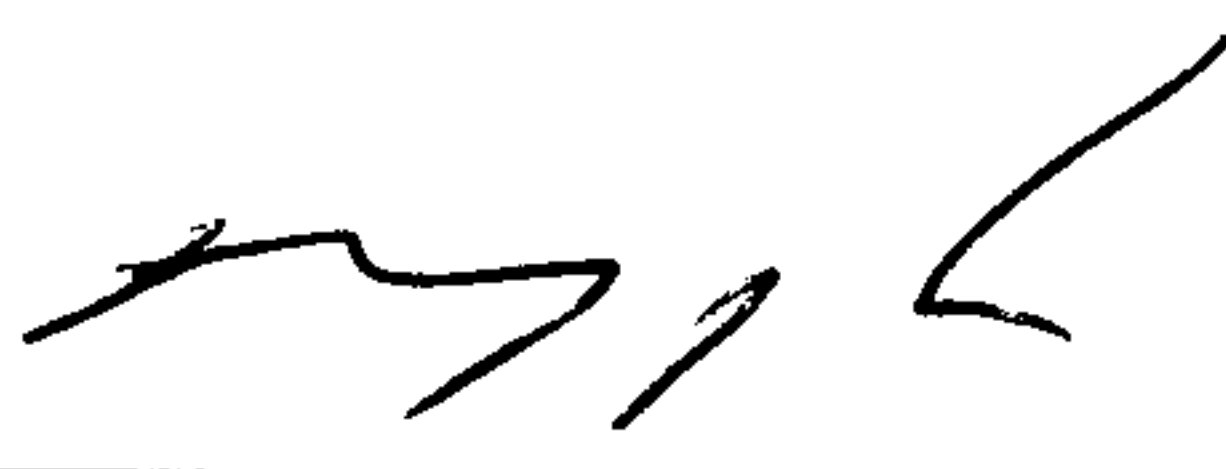
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	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.

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: July 8, 2014

Sign   
verified by F. Wayne Keith, Attorney

x

RT-1

