

20141001000307170  
10/01/2014 10:51:46 AM  
DEEDS 1/3

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
John Edward Dearmon  
332 Kings Creek Lane  
Pelham, AL 35124  
520 Cahaba Manor Lane  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Forty-Seven Thousand Three Hundred And No/100 Dollars (\$47,300.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Mildred Dicks and husband, Abram Dicks (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Edward Dearmon (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 35, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

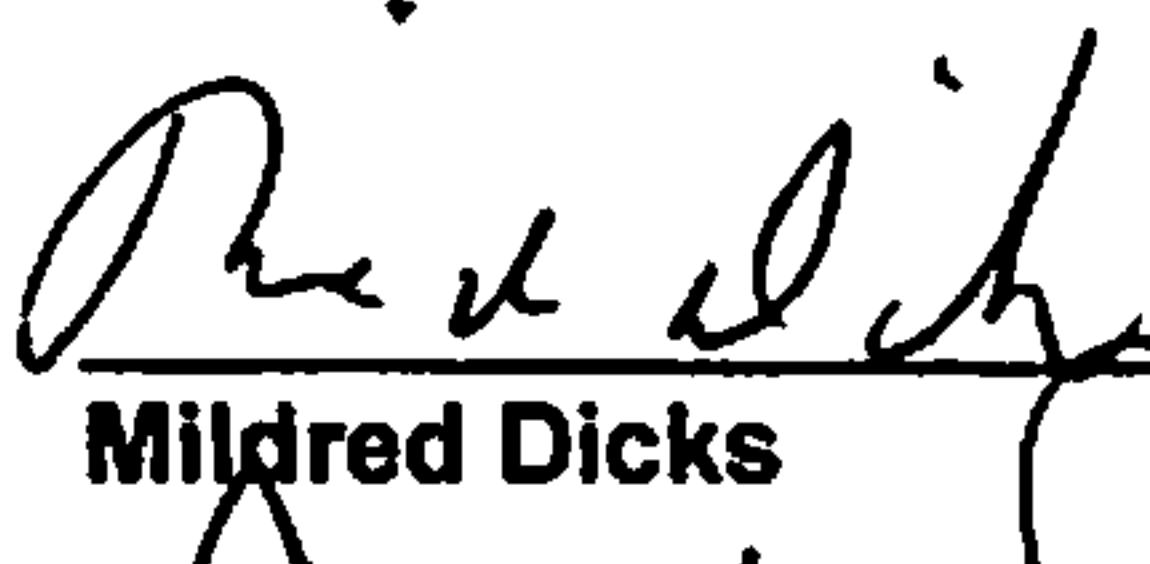
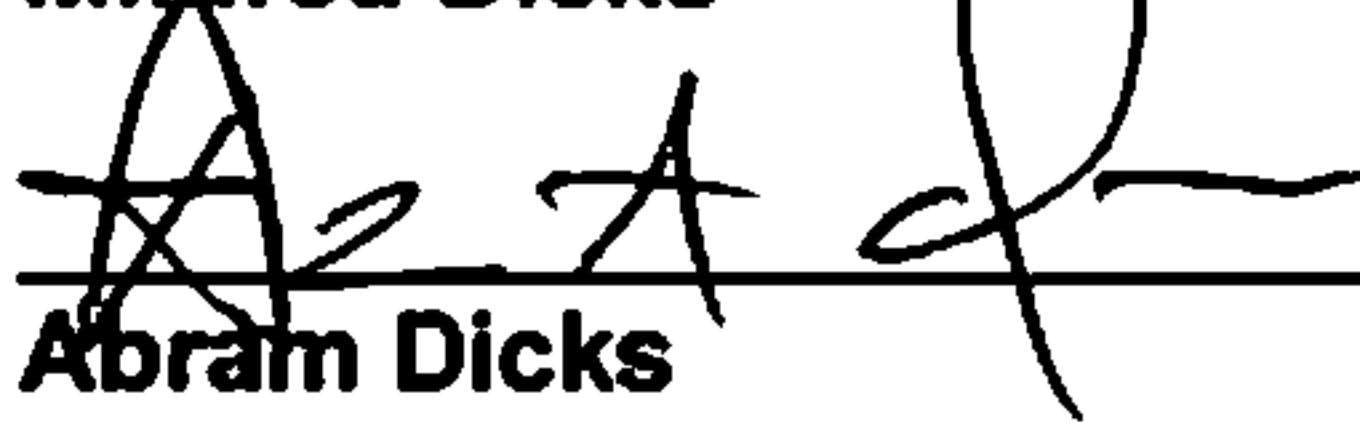
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

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

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 30, 2014.

  
\_\_\_\_\_  
Mildred Dicks  
  
\_\_\_\_\_  
Abram Dicks

STATE OF South Carolina )  
Charleston COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred Dicks and Abram Dicks, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 27<sup>th</sup> day of September, 2014.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:

JAMES D. WARING  
NOTARY PUBLIC OF SOUTH CAROLINA  
MY COMMISSION EXPIRES NOVEMBER 26, 2018

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mildred Dicks and Abram Dicks

Mailing Address 332 Kings Crest Lane  
Pelham, AL 35124

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Grantee's Name John Edward Dearmon

Mailing Address 520 CANADA MEWS LANE  
Pelham, AL 35124

Property Address 332 Kings Crest Lane  
Pelham, AL 35124

Date of Sale September 30, 2014

Total Purchase Price \$47,300.00

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

Appraisal

Sales Contract

Other:

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

Grantor's name and mailing address - Mildred Dicks and Abram Dicks, 332 Kings Crest Lane, Pelham, AL 35124.

Grantee's name and mailing address - John Edward Dearmon, . .

Property address - 332 Kings Crest Lane, Pelham, AL 35124

Date of Sale - September 30, 2014.

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: September 30, 2014



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/01/2014 10:51:46 AM  
\$67.50 CHERRY  
20141001000307170

Sign

Agent