


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20150122000023320 1/3 \$47.00
Shelby Cnty Judge of Probate: AL
01/22/2015 09:50:54 AM FILED/CERT

_____[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 **Twenty Seven Thousand and no/100's Dollars (\$27,000.00)** to the undersigned,

Connor Farmer, a married man

(hereinafter referred to as grantor) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Robert Blackerby and Cynthia Blackerby

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

Lots 33, 34 and 35, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 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. Restrictions appearing of record in Inst. No. 2006-52392 and Inst. No. 2007-37978.**

The above described property is not the homestead of the grantor, a married man or his spouse.

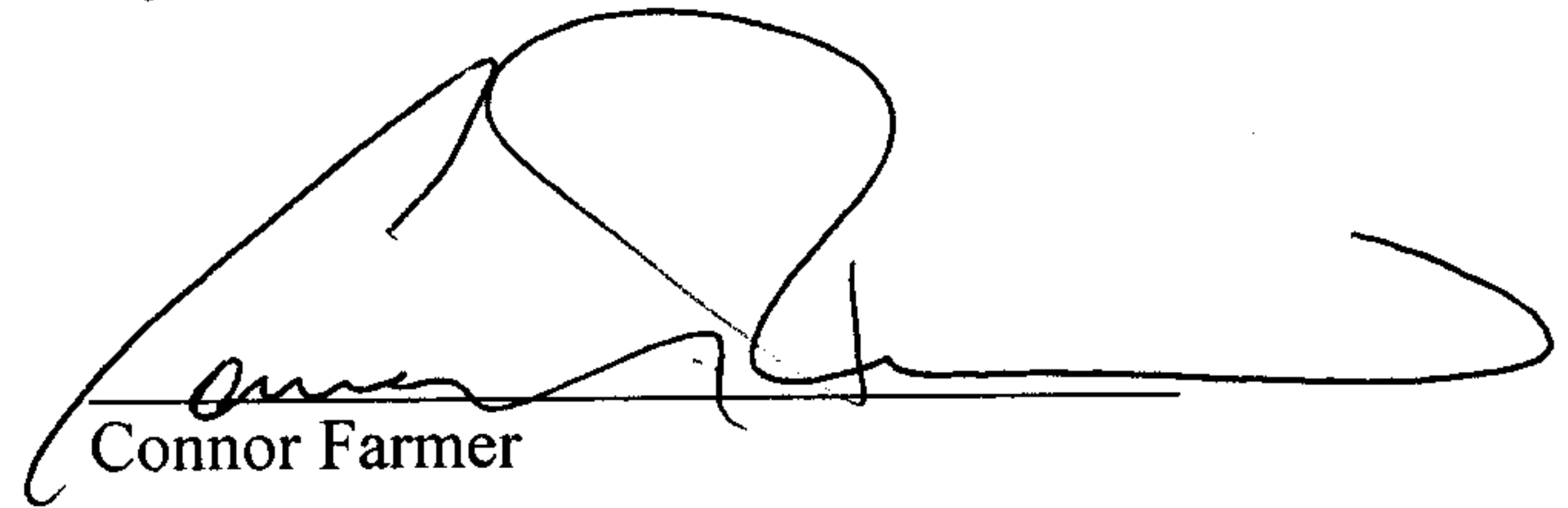
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 I do, for myself and for my heirs, executors, administrators and assigns covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, administrators and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/22/2015
State of Alabama
Deed Tax: \$27.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 14th day of January, 2015.

WITNESS:


Connor Farmer

STATE OF ALABAMA
SHELBY COUNTY

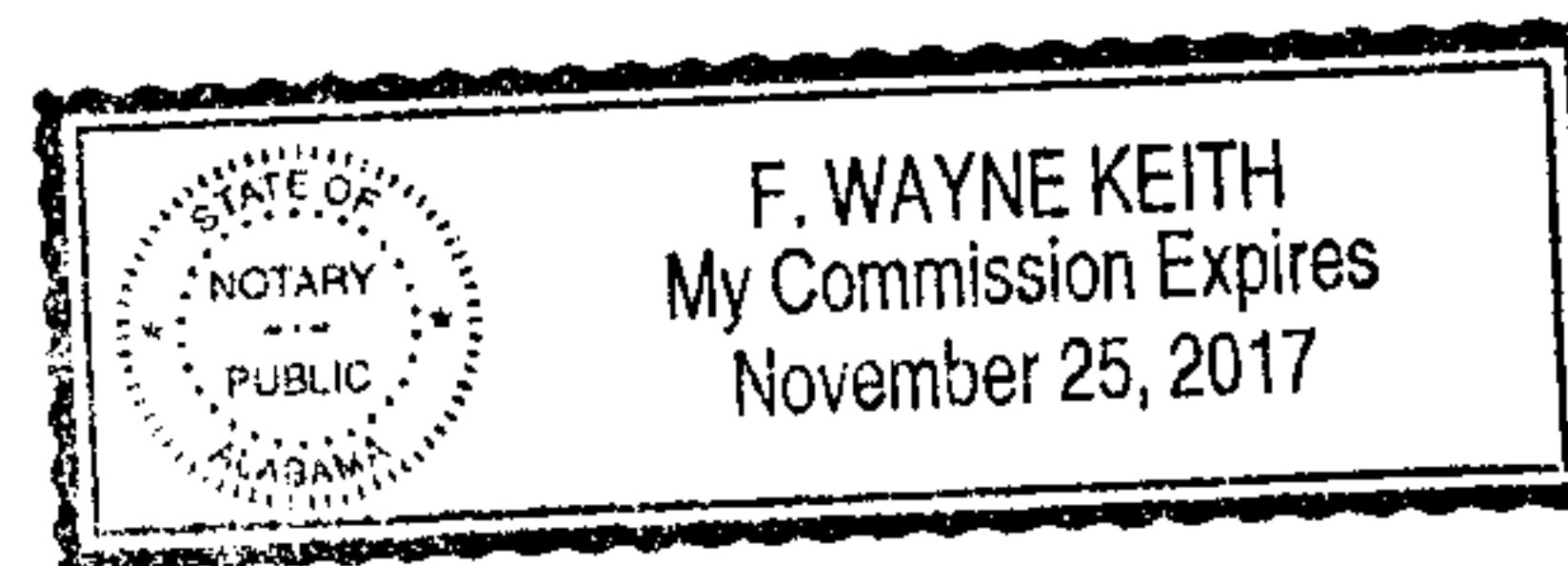
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the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


Given under my hand and seal this the 14th day of January, 2015/



Notary Public

SEND TAX NOTICE TO:
Robert and Cynthia Blackerby
151 Lakeside Lane
Chelsea, Alabama 35043




20150122000023320 2/3 \$47.00
Shelby Cnty Judge of Probate, AL
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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

Grantors' Name: Connor Farmer

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantees' Name: Robert Blackerby
Cynthia Blackerby

Mailing Address: 151 Lakeside Lane
Chelsea, AL 35043

Property Address: Lots 33, 34 and 35, Survey of Greenbriar Place
Map Book 36, Page 4, Shelby Co, AL



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Date of Transfer: January 14, 2015

Total Purchase Price \$27,000.00

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
☒ 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.

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: January 14, 2015

Sign

x

verified by closing agent
F. Wayne Keith Attorney

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