


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

  
20150122000023330 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
01/22/2015 09:50:55 AM FILED/CERT

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

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seven Thousand and no/100's Dollars (\$7,000.00)** and other good and valuable consideration to the undersigned

**Connor Farmer, a married man**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**SBE Properties, LLC**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 7, 8, 9, 10, 11, 26, 27, 28, 29, 30, 31 and Common Areas, 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 due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Easements, or claims of easements, not shown by the public records.**
- 5. 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.**
- 6. Taxes or special assessments which are not shown as existing liens by the public records.**
- 7. Such state of facts as shown on recorded subdivision plat, as applicable.**
- 8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.**
- 9. Building line(s) as shown by recorded map.**
- 10. Easement(s) as shown by recorded map.**
- 11. Restrictions and covenants filed for record.**

**No title opinion was requested by the parties to this deed and no title opinion is made by the Preparer of this deed.**

Shelby County, AL 01/22/2015  
State of Alabama  
Deed Tax: \$7.00

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

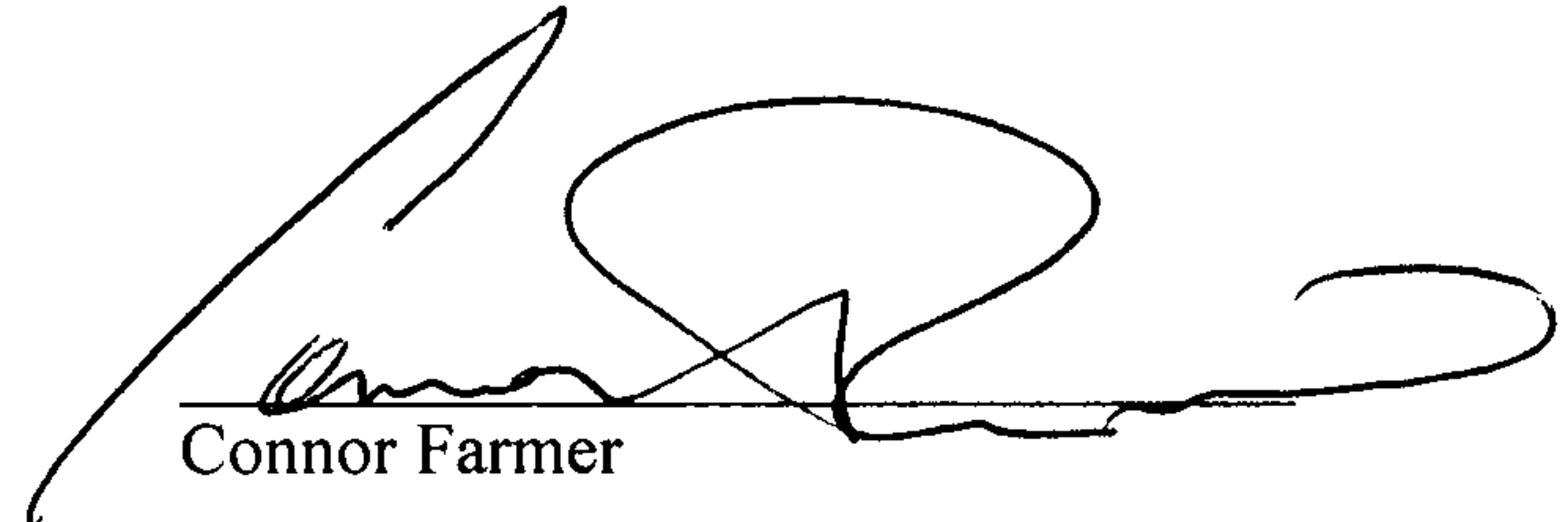
TO HAVE AND TO HOLD, unto the said grantee and its successors and assigns forever.

And said grantor does for himself and his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

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

WITNESS:

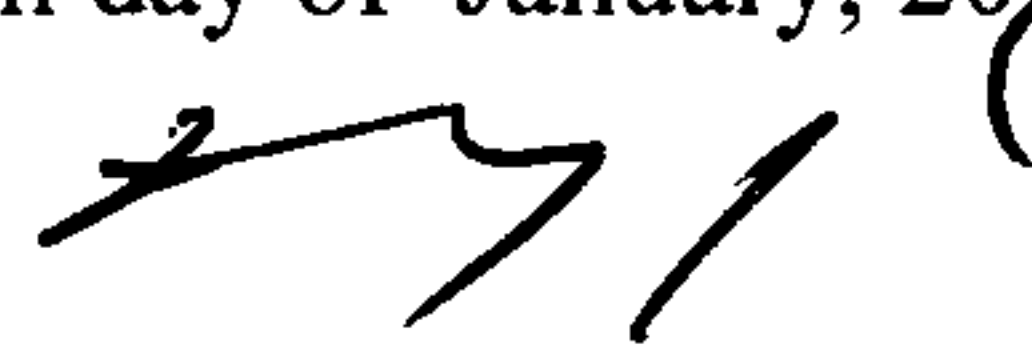
\_\_\_\_\_

  
Connor Farmer

STATE OF ALABAMA  
SHELBY COUNTY

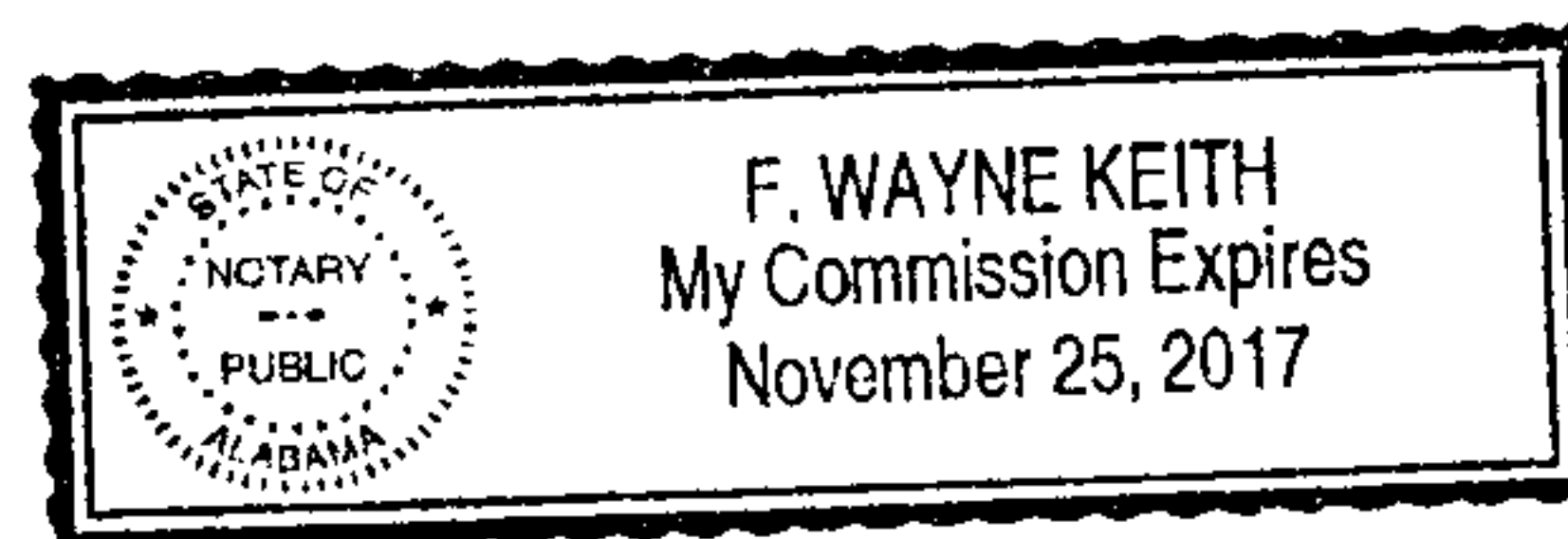
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the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

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



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

SEND TAX NOTICE TO:  
SBE Properties, LLC  
1362 Highway 69  
Chelsea, Alabama 35043



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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: Connor Farmer  
Mailing Address : 122 Bishop Circle  
Pelham, Alabama 35124  
Grantee's Names: SBE Properties LLC  
Mailing Address: 1362 Highway 69  
Chelsea, Alabama 35043  
Property Address: See legal description on deed  
Date of Transfer: January 14, 2015  
Total Purchase Price \$7,000.00

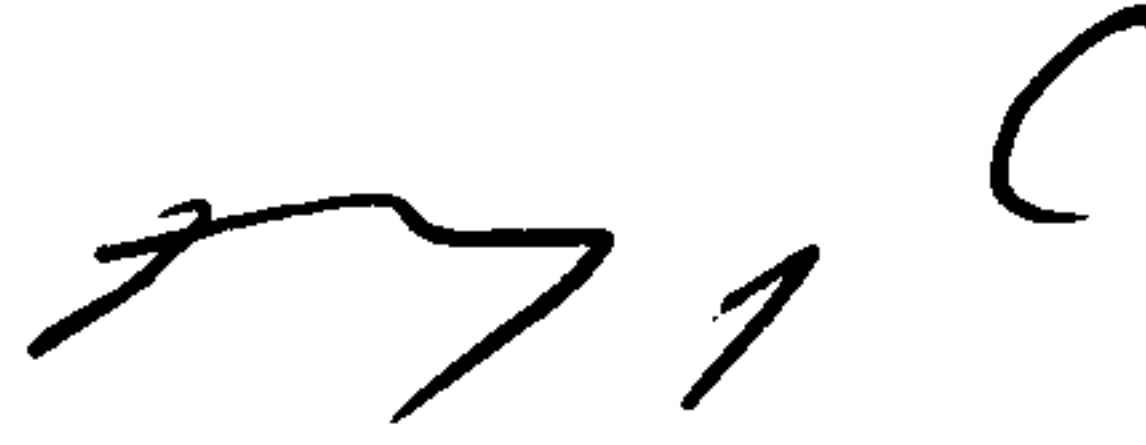
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	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: January 14, 2015

Sign   
x verified by F. Wayne Keith Attorney

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