

This Instrument was Prepared by:

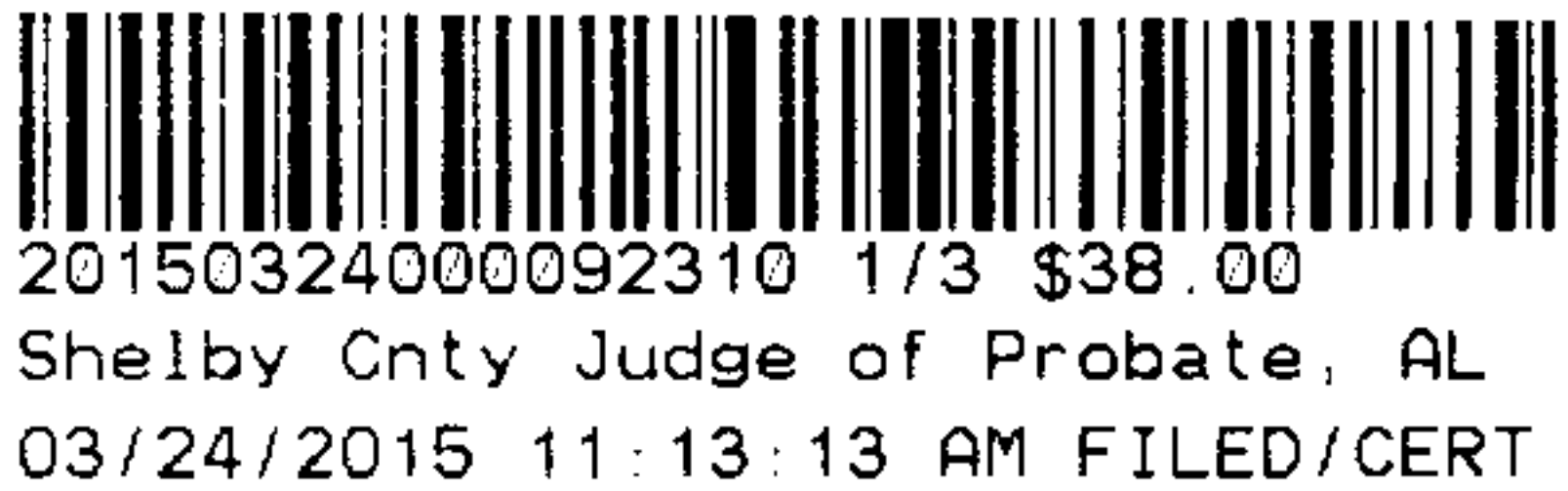
Send Tax Notice To: John Farmer

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

438 Del Rio Drive  
Birmingham AL 35235

File No.: S-15-22031

WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighteen Thousand Dollars and No Cents (\$18,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jennifer Baldwin, a Single woman (AS TO PARCEL 1) and Sandra G. Baldwin, a Single woman (AS TO PARCEL 2)**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Farmer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein.**  
**Sandra G. Baldwin is the surviving grantee in Inst No. 1995-22980. The other grantee, Phillip D. Baldwin is deceased, having died April 4, 2005.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of March, 2015.

  
Jennifer Baldwin (AS TO PARCEL 1)

  
Sandra G. Baldwin (AS TO PARCEL 2)

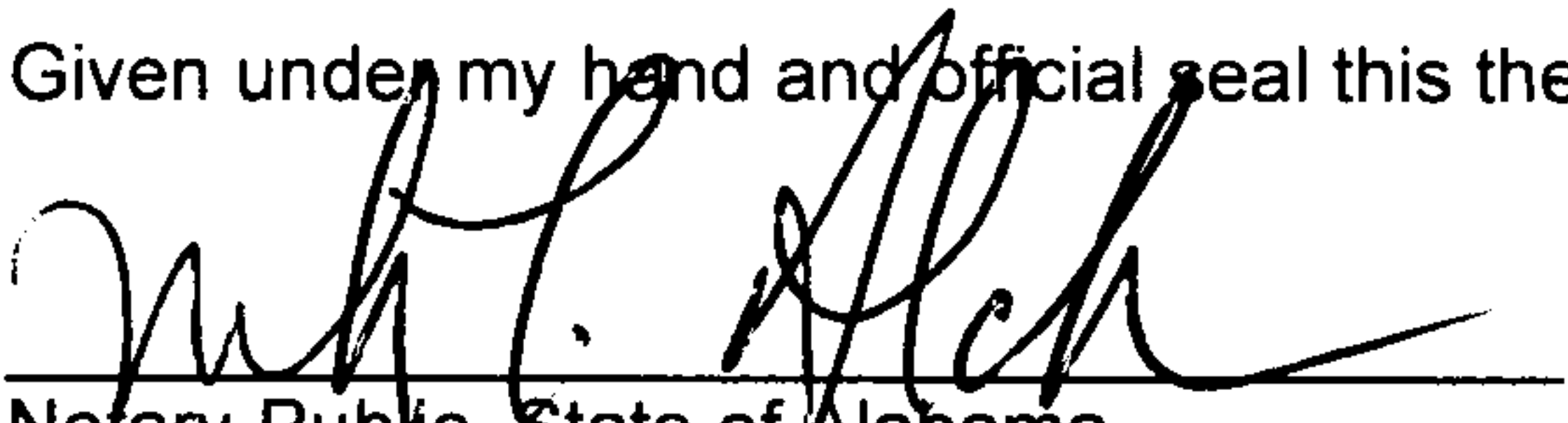
Shelby County, AL 03/24/2015  
State of Alabama  
Deed Tax: \$18.00

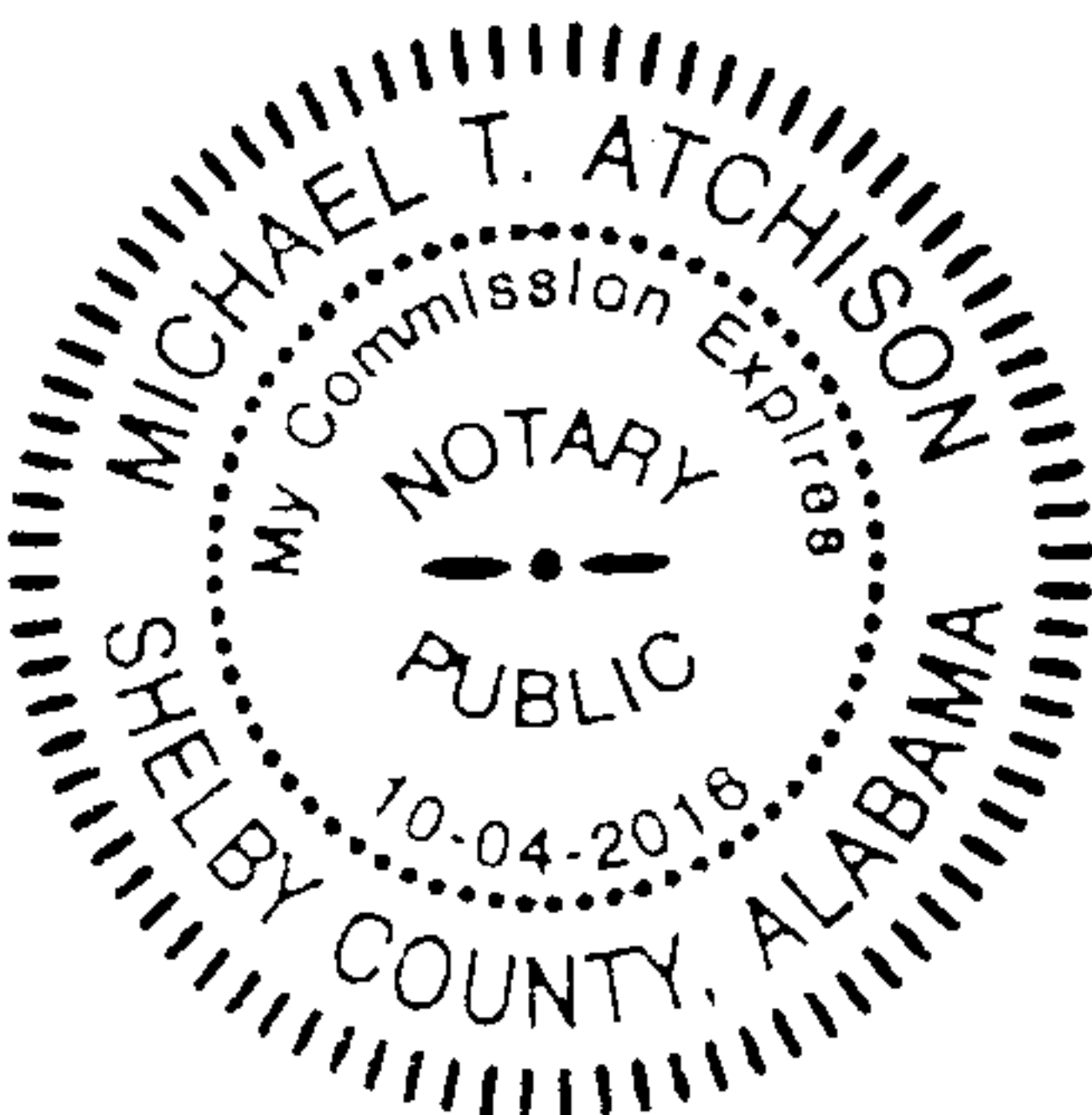
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jennifer Baldwin (AS TO PARCEL 1) and Sandra G. Baldwin (AS TO PARCEL 2), whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of March, 2015.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



## EXHIBIT "A"



20150324000092310 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
03/24/2015 11:13:13 AM FILED/CERT

### PARCEL 1:

Commence at the intersection of the West line of the E 1/2 of the NE 1/4 of Section 23, Township 18 South Range 1 East with the South right of way line of County Road #45; thence run in an easterly direction along the South right of way line of said County Road a distance of 100 feet to the true point of beginning of the parcel of land herein conveyed; thence continue in an easterly direction along the South right of way line of said County Road a distance of 100 feet; thence turn an angle to the right and run in a southerly direction parallel with the West line of the E 1/2 of the NE 1/4 a distance of 200 feet; thence turn an angle to the right and run in a westerly direction 100 feet, more or less to the southeast corner of the lot presently owned by Clarence L. Lowery and wife; thence turn an angle to the right and run in a northerly direction along the eastern boundary of the lot presently owned by Clarence L. Lowery and wife, a distance of 200 feet, more or less, to the point of beginning.

### PARCEL 2:

A lot or parcel of land situated in the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 1 East, more particularly described as follows:

Commence at the point of intersection of the West line of the above said quarter-quarter and the South right of way line of a paved county road for a point of beginning; thence run South along said line for a distance of 200.00 feet; thence run easterly and parallel to said road for a distance of 100 feet; thence run North and parallel to said West line of said quarter-quarter for a distance of 200.00 feet to the South right of way line of said road; thence run westerly along said road for a distance of 100.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

x John Farmer  
John Farmer



# Real Estate Sales Validation Form

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


Grantor's Name Jennifer Baldwin (AS TO PARCEL 1)  
Sandra G. Baldwin (AS TO PARCEL 2)  
Mailing Address 4749 Hwy 280  
AL 35078

Grantee's Name John Farmer  
Mailing Address 438 Del Rio Dr.  
Birmingham, AL 35275

Property Address 1495 Highway 45  
Sterrett, AL 35147

Date of Sale March 20, 2015  
Total Purchase Price \$18,000.00

or  
Actual Value  
or  
Assessor's Market Value



20150324000092310 3/3 \$38.00  
Shelby Cnty Judge of Probate: AL  
03/24/2015 11:13:13 AM FILED/CERT

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.

## 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 of 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 March 18, 2015

Print M. L. T. Alcherson

Unattested

AC  
(verified by)

Sign M. L. T. Alcherson  
(Grantor/Grantee/Owner/Agent) circle one