

20151117000397410  
11/17/2015 12:04:10 PM  
DEEDS 1/3

THIS INSTRUMENT PREPARED BY: Diane Shotts  
WRIGHT HOMES, INC.  
P.O. BOX 429  
6021 McASHAN DRIVE  
McCALLA, AL 35111

SEND TAX NOTICE TO: Johnie and Brenda Farmer  
144 Farmstead Road, Wilsonville, AL 35186

**WARRANTY DEED (WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnie Farmer and spouse, Brenda Farmer,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wright Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A"**

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

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 for 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10<sup>th</sup> day of November, 2015.

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

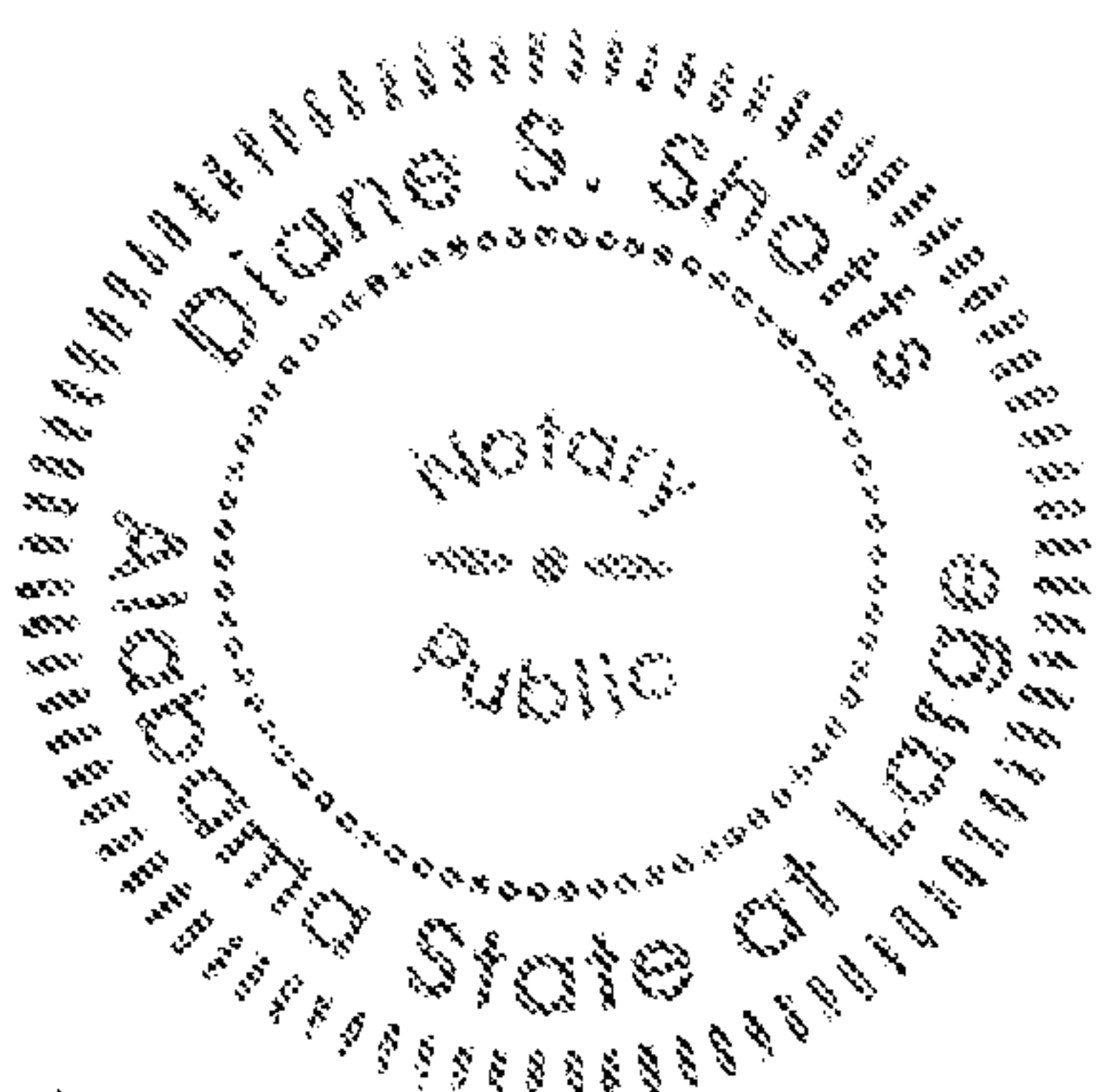
X Johnie Farmer  
X Brenda Farmer  
\_\_\_\_\_

STATE OF ALABAMA  
Tuscaloosa COUNTY

General Acknowledgment

I, Diane S. Shotts, a Notary Public in and for said County, in said State, hereby certify that Johnie & Brenda G. Farmer 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of November A.D., 2015.



Diane S. Shotts  
NOTARY PUBLIC  
My Commission Expires: January 6, 2018

**EXHIBIT "A"**

Lot 96-A according to the Survey of a Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development, 1<sup>st</sup> Sector and acreage, as recorded in Map Book 40, Page 146, re-recorded in Map Book 42, Page 4, in the Probate Office of Shelby County, Alabama.



20-6-14-0-002.004

## Real Estate Sales Validation Form

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

Grantor's Name Johnie G & Brenda G Farmer Grantee's Name Wright Homes Inc.  
 Mailing Address 505 Chelsea Rd. Mailing Address PO Box 429  
Columbiana AL McCalla AL 35111  
35051

Property Address 144 Farmstead Rd. Date of Sale 11-10-15  
Wilsonville, AL Total Purchase Price \$ \_\_\_\_\_  
35186 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 146,300

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 Appraised Value Tax Records  
☐ 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 - 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 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 \_\_\_\_\_

Print Diane Shotts for Wright Homes Inc

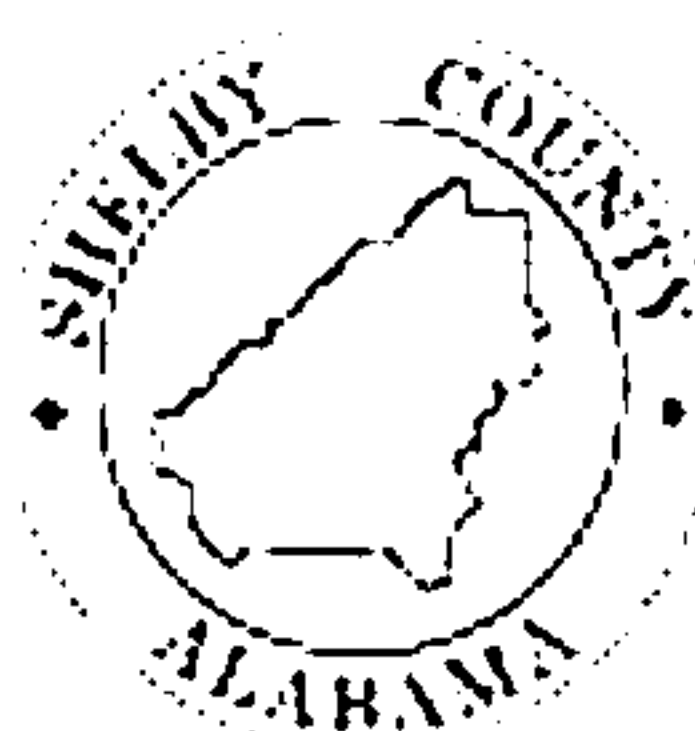
Unattested \_\_\_\_\_

Sign Diane Shotts for Wright Homes Inc

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/17/2015 12:04:10 PM  
 \$35.00 CHERRY  
 20151117000397410