

**THIS INSTRUMENT WAS PREPARED BY:**

Clay Branum  
1716 Lake Hardwood Drive  
Birmingham, AL. 35242

**SEND TAX NOTICE TO:**

Mr. And Mrs. Kennon O'Keefe  
340 Farmingdale Lane  
Harpersville, AL. 35078

**WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS,**

**SHELBY COUNTY     )**

That in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) to the undersigned CLAYTON L. BRANUM, an unmarried man and AURORA M. MITCHELL, a married woman (hereinafter referred to as "Grantors") by KENNON O'KEEFE and wife, CHLOE O'KEEFE (hereinafter referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 80, according to the Map of Farmingdale Estates, Sector 4,  
as recorded in Map Book 39, Page 120, in the Probate Office of  
Shelby County, Alabama, being situated in Shelby County, Alabama.

**NOTE: The above described real estate does not constitute the homestead of Grantors.**

TO HAVE AND TO HOLD Unto 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 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.

The Grantors do for themselves, their successors and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/04/2016  
State of Alabama  
Deed Tax: \$20.00

  
20161104000407890 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
11/04/2016 12:28:29 PM FILED/CERT

IN WITNESS WHEREOF, Grantors, CLAYTON L. BRANUM and AURORA M. MITCHELL have hereunto set their signatures and seals on this the 17th day of October, 2016.

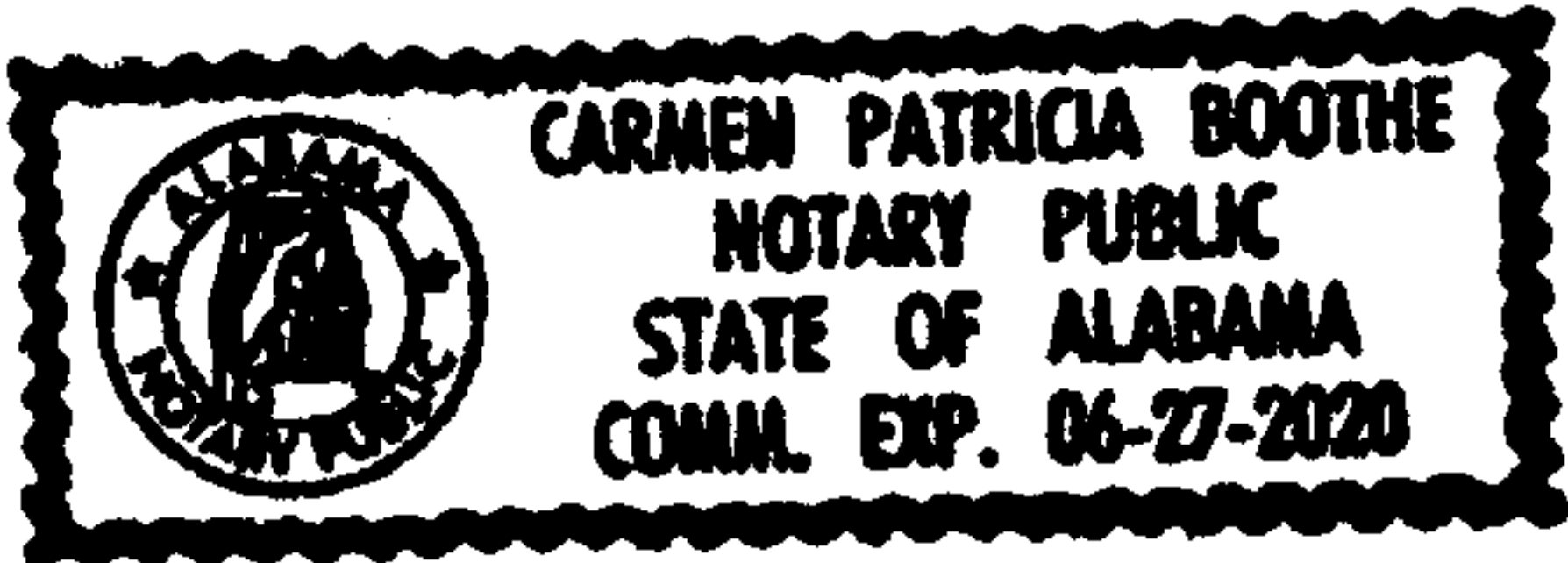
Clayton L. Branum  
CLAYTON L. BRANUM

Aurora Mitchell  
AURORA M. MITCHELL

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAYTON L. BRANUM, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

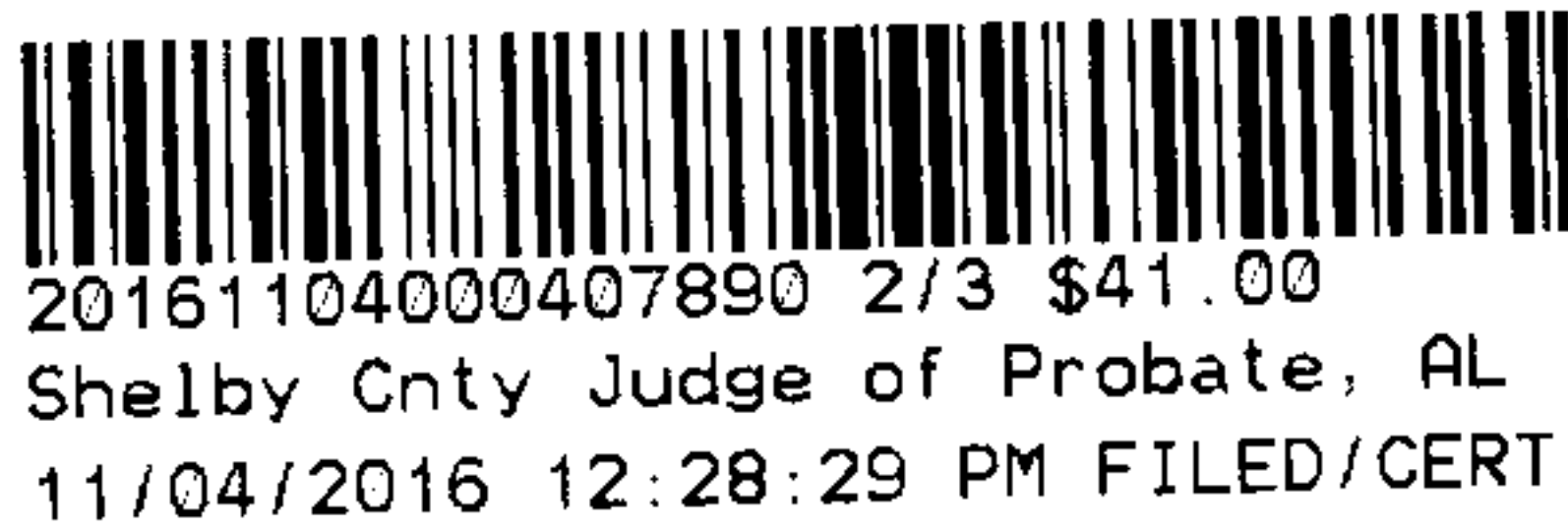
Given under my hand and official seal this 17th day of October, 2016.



Carmen Boothe  
NOTARY PUBLIC

My commission expires:  
06/27/2020

STATE OF TEXAS )  
COUNTY OF GALVESTON)



I, the undersigned a Notary Public in and for said County, in said State, hereby certify that AURORA M. MITCHELL, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, she, 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 official seal this 26 day of October 2016



Alex Rivera  
NOTARY PUBLIC  
My commission expires:  
5-10-2020



# Real Estate Sales Validation Form

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

Grantor's Name Clayton Branum  
Mailing Address 1716 LAKE HILLYWOOD DR  
BIRMINGHAM, AL 35242

Grantee's Name Kennon Okeefe  
Mailing Address 340 FAIRMINGDALE LANE  
HARPSVILLE, AL 35078

Property Address 340 FAIRMINGDALE LANE  
HARPSVILLE, AL 35078

Date of Sale 10/17/16  
Total Purchase Price \$ 20,000

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  
☒ 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 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 4/4/16

Print CLAYTON L. BRANUM

Sign Clayton Branum  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

fied by)



20161104000407890 3/3 \$41.00  
Shelby Cnty Judge of Probate: AL  
11/04/2016 12:28:29 PM FILED/CERT

Form RT-1