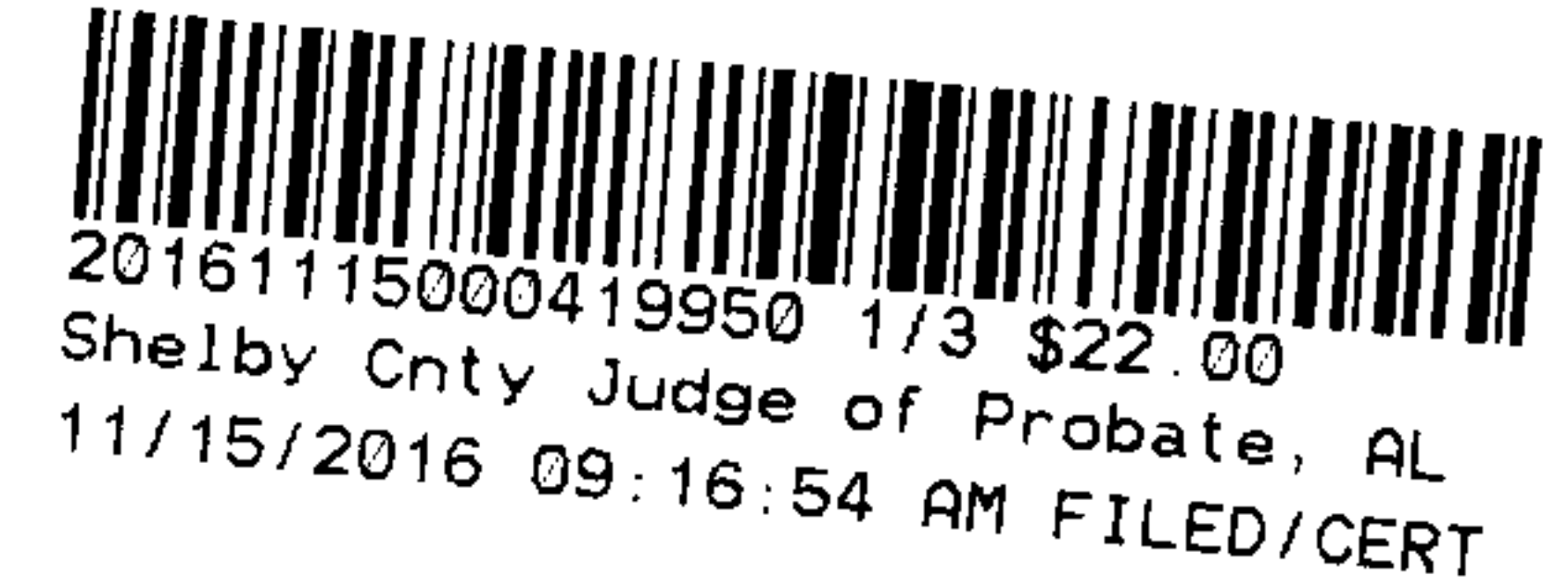


**SEND TAX NOTICE TO:**

Lacey M. Holderby  
522 Cahaba Manor Lane  
Pelham, AL 35124

**This instrument prepared by:**

Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226



**WARRANTY DEED**

State of Alabama )

) KNOW ALL MEN BY THESE PRESENTS:

Shelby County )

That in consideration of **One Hundred Forty-Five Thousand Dollars and Zero cents (\$145,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Kirby D. Farris and wife Tammy M. Farris** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Lacey M. Holderby** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 15, according to the Survey of Crosscreek Cove, as recorded in Map Book 32, Page 72 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**Mineral and mining rights excepted.**

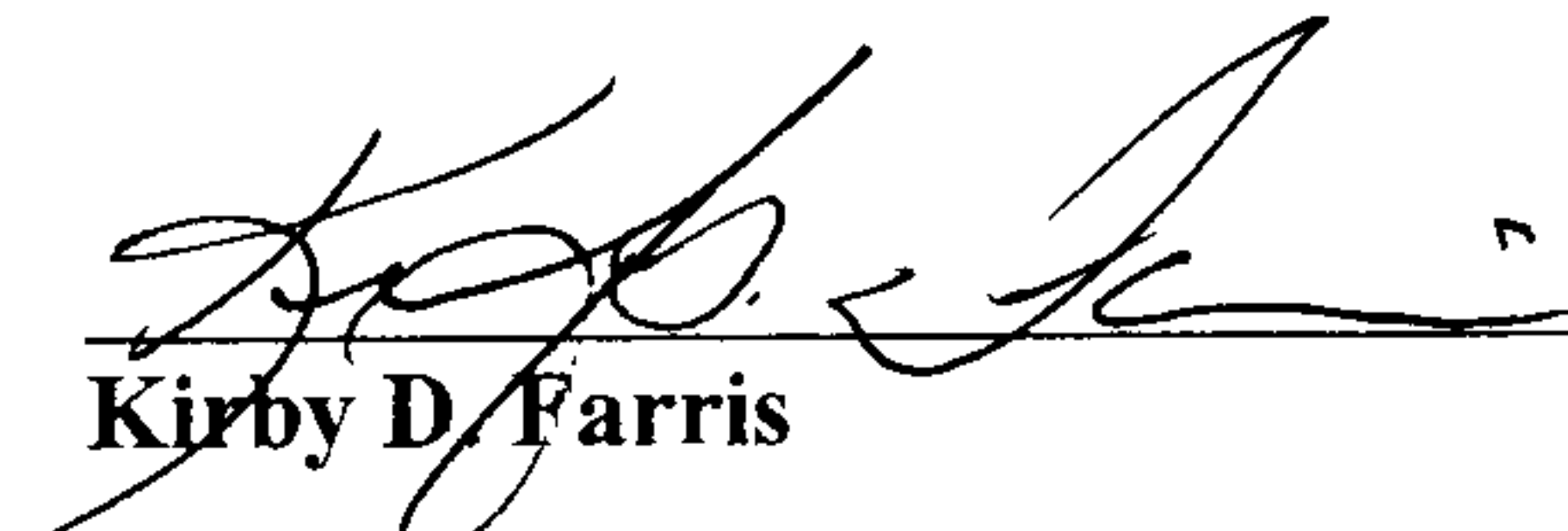
**Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

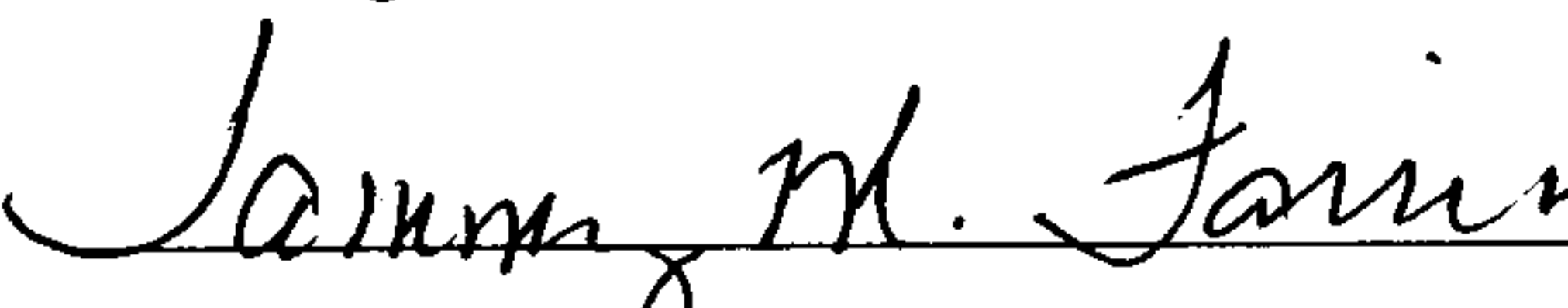
**\$145,000.00 of the purchase price was paid for with mortgage(s) executed simultaneously herewith.**

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **8th day of November, 2016**.

 (SEAL)  
Kirby D. Farris

 (SEAL)  
Tammy M. Farris

State of Alabama  
Jefferson County

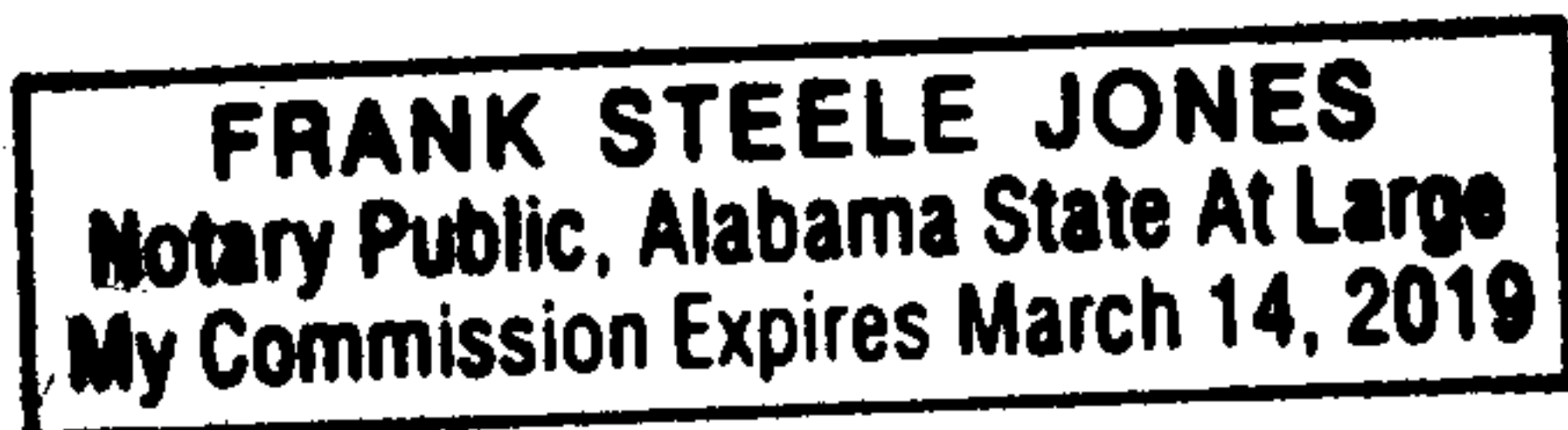
)  
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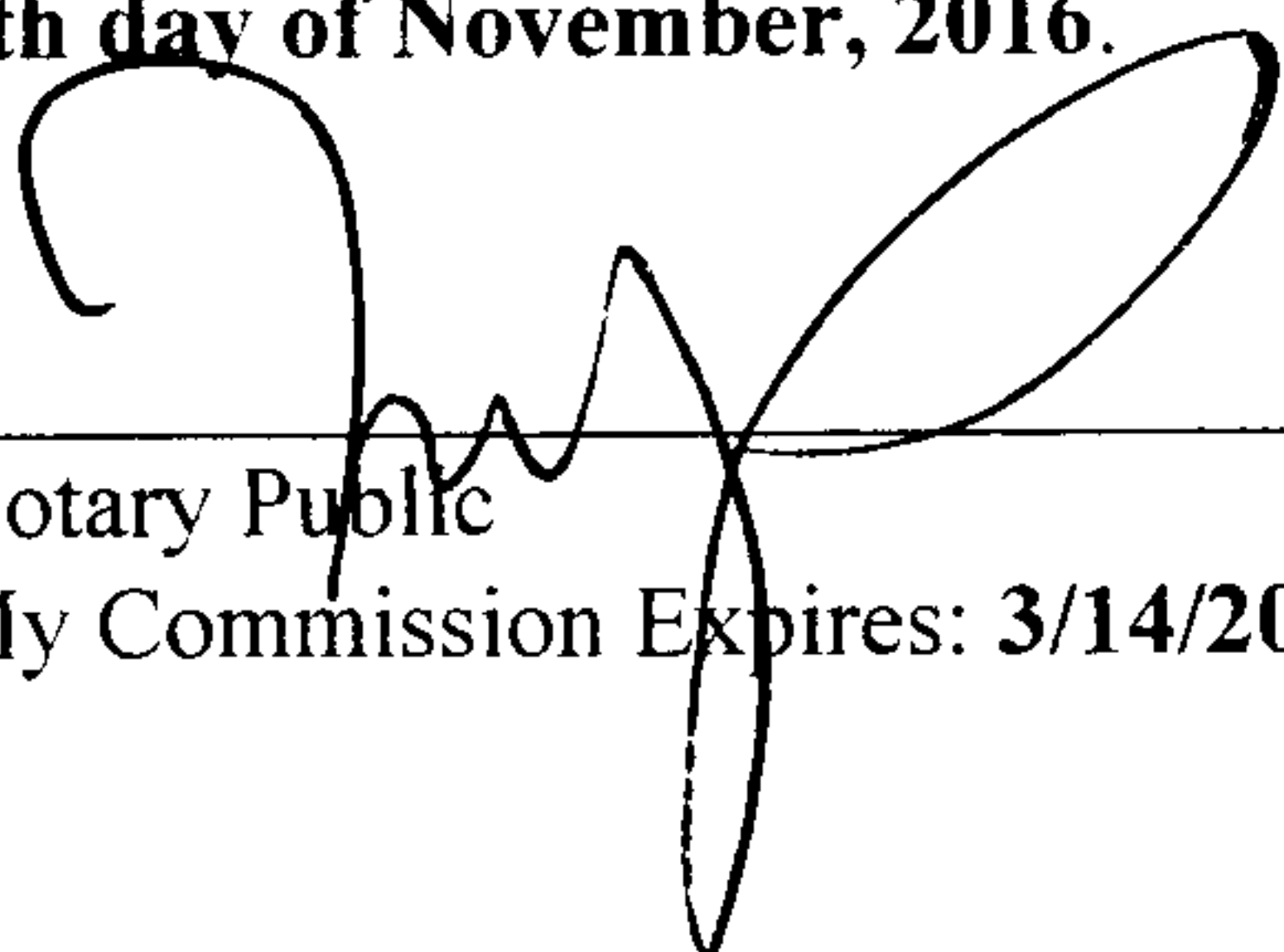
General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Kirby D. Farris and Tammy M. Farris**, whose name is 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, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **8th day of November, 2016.**

(SEAL)



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/14/2019

FILE NO: 2016229

  
20161115000419950 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/15/2016 09:16:54 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Kirby D & Tammy M. Farris  
Mailing Address 522 Cahaba Manor LN  
Pelham, AL 35214

Grantee's Name Lacey M. Holderby  
Mailing Address 522 Cahaba Manor LN  
Pelham, AL 35214

Property Address 522 Cahaba Manor Lane  
Pelham, AL  
35214

Date of Sale 11/08/2016  
Total Purchase Price \$ 145,000.00

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

  
20161115000419950 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/15/2016 09:16:54 AM FILED/CERT

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 11/08/16

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1