

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Aaron Farmer
128 Victoria Station
Maylene, AL 35114



20170220000058950 1/2 \$19.00
Shelby Cnty Judge of Probate: AL
02/20/2017 10:54:10 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Five Thousand and no/100 Dollars (\$165,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **CINDY SHIRAH, Successor Trustee of the Norman Family Trust dated May 11th, 2010**, (herein referred to as Grantor), grant, bargain, sell and convey unto **AARON FARMER** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 9, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase I, as recorded in Map Book 25, Page 52, in the Probate Office of Shelby County, Alabama.

The Settlor/Trustee of Norman Family Trust dated May 11th, 2010, Glenn Norman, is deceased and having died on or about August 13, 2016. This deed is pursuant to that certain Certificate of Trust dated September 7, 2016, and filed simultaneously herewith.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$165,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 22nd day of December, 2016.

Norman Family Trust dated May 11th, 2010

**BY: Cindy Shirah
ITS: Successor Trustee**

STATE OF ALABAMA

COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **CINDY SHIRAH**, whose name as **Successor Trustee of the Norman Family Trust dated May 11th, 2010**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 22nd day of December, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Notary Public
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Norman Family Trust
Mailing Address 1406 Timber Circle
Helena, AL 35080

Grantee's Name Aaron Farmer
Mailing Address 128 Victoria Station
Maylene, AL 35114

Property Address 128 Victoria Station
Maylene, AL 35114

Date of Sale 12/22/2016
Total Purchase Price \$ 165,000.00

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ _____



20170220000058950 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/20/2017 10:54:10 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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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.

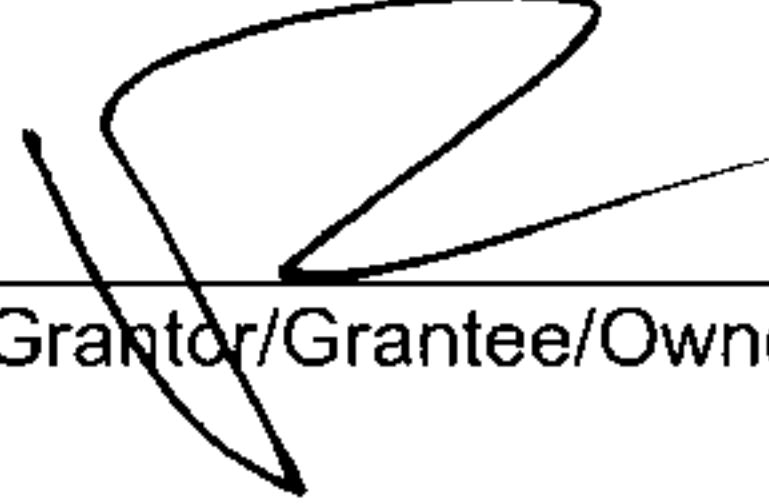
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 B. CHRISTOPHER BATTLES

Unattested
(verified by)

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