

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20171025000387320 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
10/25/2017 12:55:07 PM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Thousand, and no/100's Dollars (\$50,000.00)** and other good and valuable consideration to the undersigned

Robert C. Farmer and wife, Lenda Farmer

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

Over The Mountain Construction, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 99, according to the Final Plat of Oaklyn Hills, Phase 5, as recorded in Map Book 38, Page 34 in the probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

*****No title opinion was requested and none is offered by the Preparer of this Warranty Deed.*****

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of 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 heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 19th day of October, 2017.

Signatures and Notary Acknowledgment on next page

Shelby County, AL 10/25/2017
State of Alabama
Deed Tax:\$50.00

Witness:

[Signature]

[Signature]
Robert C. Farmer

[Signature]

[Signature]
Lenda Farmer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert C. Farmer and Lenda Farmer, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 19th day of October, 2017.

[Signature]
Notary Public

**My Commission Expires
03/10/19**

SEND TAX NOTICE TO:



20171025000387320 2/3 \$71.00
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Real Estate Sales Validation Form

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

Grantor's Name Robert L. Farmer
Mailing Address 109 Willow Branch Lane
Chelsea AL 35043

Grantee's Name Jason W. Haupt
Mailing Address 216 Oakley Hills Drive
Chelsea AL 35043

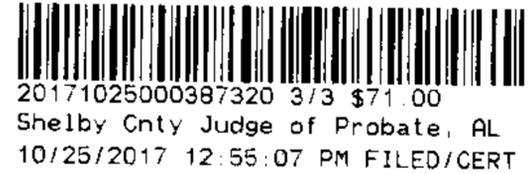
Property Address _____

Date of Sale _____
Total Purchase Price \$ 50,000.00
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



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 10/25/17

Print Jason Haupt

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one