

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Five Star Investments, LLC
400 Castlebridge Circle
Birmingham, AL 35242

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Five Thousand and no/100's Dollars (\$55,000.00)** and other good and valuable consideration to the undersigned grantor,

Connor Farmer, a married man

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

Five Star Investments, LLC

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

Lot 1A, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to:

- **Rights or claims of parties in possession not shown by the public records.**
- **Easements, or claims of easements, not shown by the public records.**
- **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.**
- **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- **Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- **Taxes for the year 2018 and subsequent years, a lien not yet due and payable.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **Restrictions appearing of record in Misc. Book 22, Page 638.**

Shelby County, AL 04/25/2018
State of Alabama
Deed Tax: \$55.00


20180425000138180 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
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- Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Book 22, Page 834.
- Terms, agreements and right of way to Alabama Power Company recorded in Misc. Book 22, Page 841.
- 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.
- Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 523 and Deed Book 216, Page 103.

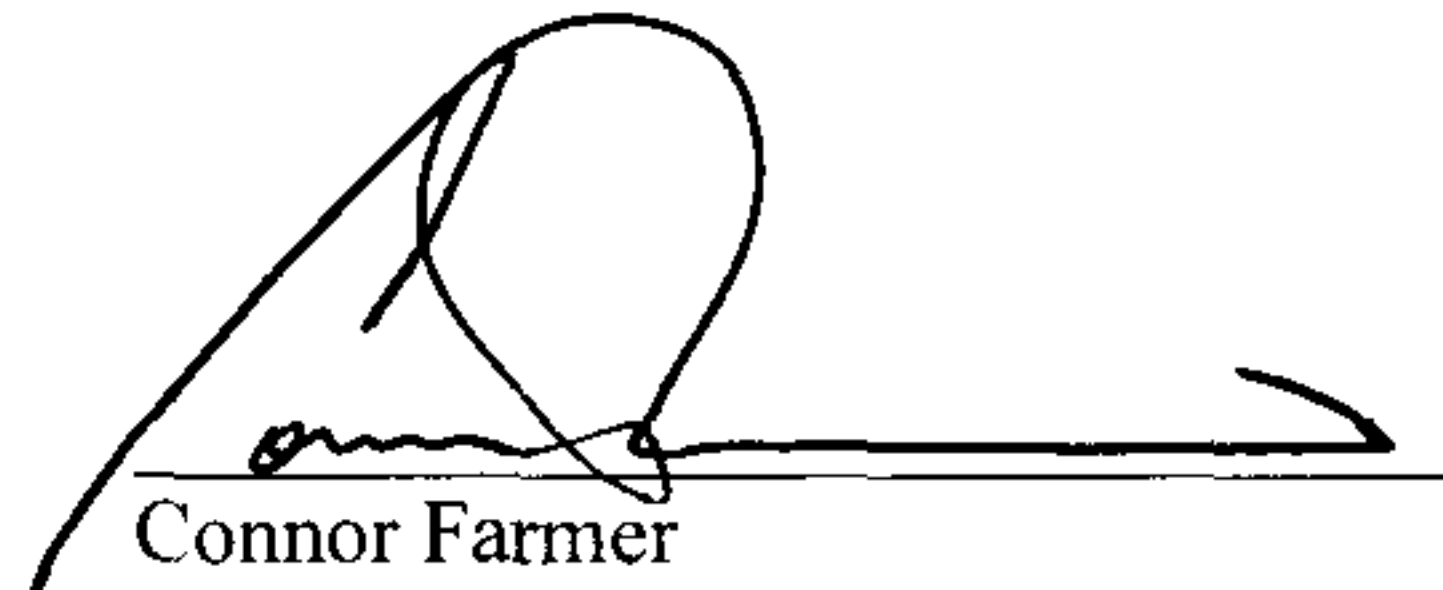
The above described property is not the homestead of the grantor or his spouse.

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

And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 grantor has hereunto set his signature and seal this the 17th day of April, 2018.

ATTEST:

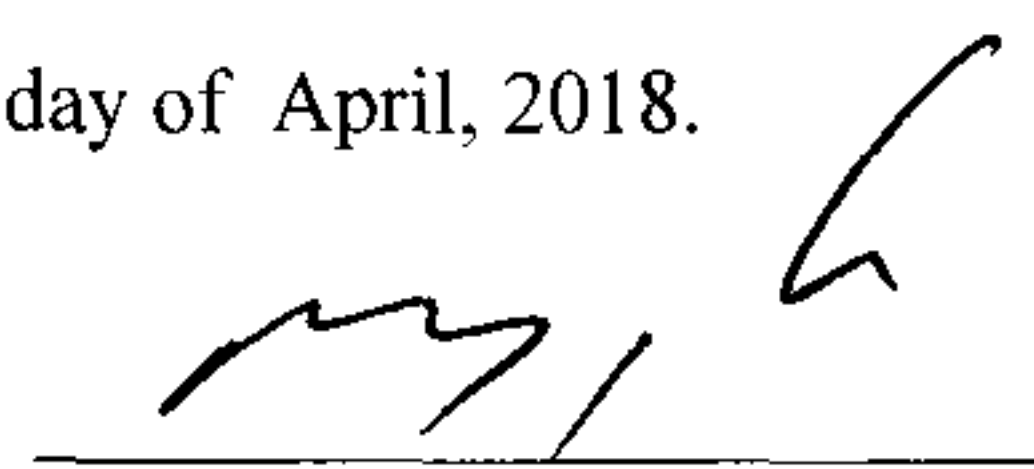

Connor Farmer


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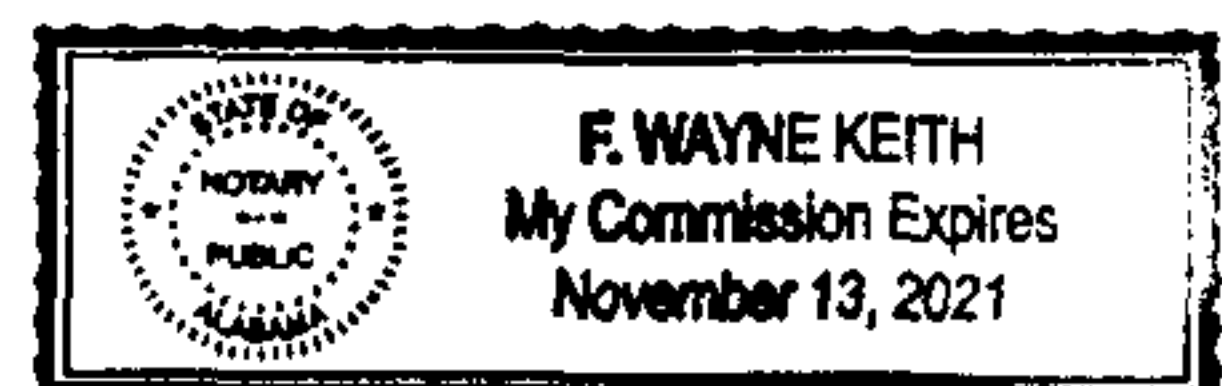
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and seal this the 17th day of April, 2018.



Notary Public



Real Estate Sales Validation Form

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

Grantors' Name: Connor Farmer

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: Five Star Investments, LLC

Mailing Address: 400 Castlebridge Circle
Birmingham, AL 35242

Property Address: See legal description on Deed

Date of Transfer: April 17, 2018

Total Purchase Price \$55,000.00

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
x	Sales Contract	Other
x	Closing Statement	

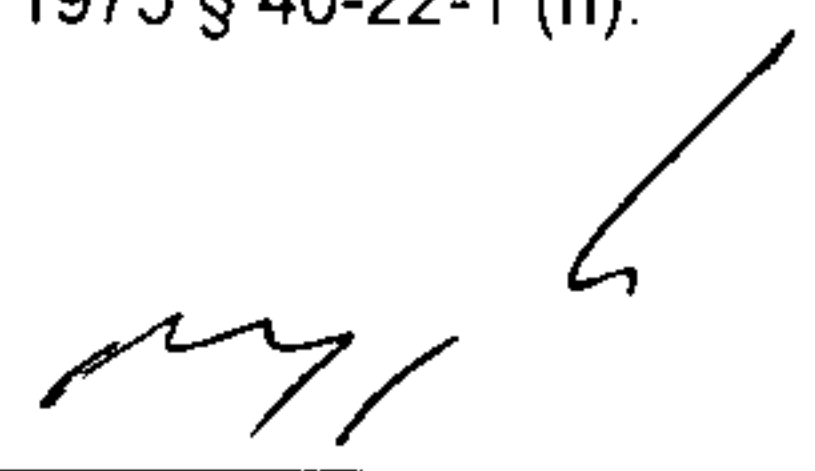
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: April 17, 2018

Sign

x


verified by closing agent
F. Wayne Keith Attorney

RT-1



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