

After Recording Send Tax Notice To:
Jerome Farmer
335 Creekside Lane
Pelham, AL 35124

20181113000399960
11/13/2018 09:44:11 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Jerome Farmer and Margaret Sullivan Farmer husband and wife** (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **Rita C.F. Davis, Trustee, or her successors in interest, of the Farmer Living Trust Living Trust dated October 26, 2018, and any amendments thereto.** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

Lot 155, according to the Map and Survey of Holland Lakes,
Sector 2, Phase 2, recorded in Map book 36, Page 55, in the Office
of the Judge of Probate of Shelby County, Alabama.

This Property remains the homestead of the Grantors.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this October 26, 2018.

Jerome Farmer
Jerome Farmer

Margaret Sullivan Farmer
Margaret Sullivan Farmer

STATE OF ALABAMA

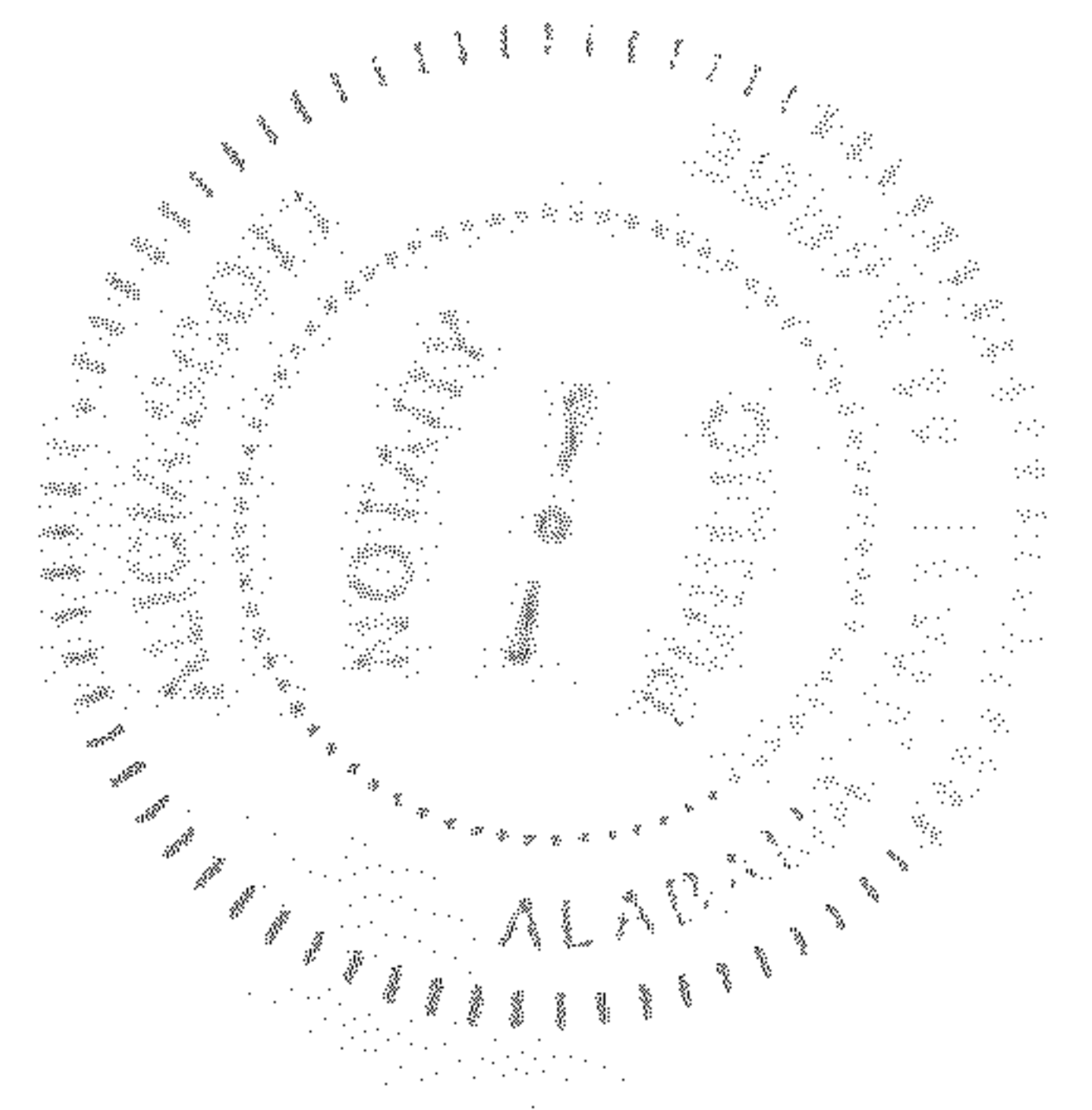
COUNTY OF SHELBY

I, ALICIA SCOTT, a Notary Public in and for said County, in said State, hereby certify that Jerome Farmer and Margaret Sullivan Farmer husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this October 26, 2018.

Alicia Scott
NOTARY PUBLIC
My Commission Expires: My Commission Expires
July 27, 2022

This Document Prepared By:
John Holliman
Bradford & Holliman, LLC
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281 phone
(205) 663-9464 fax



Real Estate Sales Validation Form

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

Grantor's Name Jerome Farmer & Margaret
Mailing Address Sullivan Farmer
335 Creekside Lane
Pelham, AL 35124

Grantee's Name Rita C.F. Davis TTEE
Mailing Address Farmer Living Trust dated October
26, 2018
335 Creekside Ln, Pelham AL 35124

Property Address 335 Creekside Lane
Pelham, AL 35124

Date of Sale October 26, 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____

20181113000399960 11/13/2018 09:44:11 AM DEEDS 3/3 or
Assessor's Market Value \$ 181,300.00

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 |
| ☐ Sales Contract | ☒ Other Tax Assessor |
| ☐ 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 10/26/18

Print John R. Holloman / AS

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2018 09:44:11 AM
\$202.50 CHERRY
20181113000399960

Allen S. Bayl

Print Form

Form RT-1