

This Document Prepared By:  
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Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To  
Connor Farmer  
120 Bishop Circle  
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

20190405000111410 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
04/05/2019 01:55:54 PM FILED/CERT

That in consideration of THREE THOUSAND and 00/100 Dollars (\$3,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, RUTH DIANE WATTS, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto CONNOR FARMER, a married man (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for herself and for her heirs, executors and administrators covenant with the said Grantee, its heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators 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, I hereunto set my hand and seal on this the 4th day of April, 2019.

  
Ruth Diane Watts

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth Diane Watts, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of April, 2019.

  
NOTARY PUBLIC

My Commission Expires: 8-25-19

## **EXHIBIT "A"**

### **Legal Description:**

**Beginning at the SE corner of the NW 1/4 of §36, Twp 19S, R1W; thence run S along the 1/4 1/4 § line to a point on the W right of way line of Weldon Road; thence run E and NE along the right of way of said Weldon Road, following the meanderings thereof, to a point where the W right of way of said road intersects the E boundary of the NW 1/4 of said §36; thence run S along the E boundary of said NW 1/4 +/- 270.53 feet to the point of beginning.**



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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 Ruth Diane Watts  
Mailing Address 2246 Liberty Rd  
Chelsea, AL 35043

Grantee's Name Connor Farmer  
Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Property Address See Legal Description  
on Deed

Date of Sale 4-4-19  
Total Purchase Price \$ 3,000.00  
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).

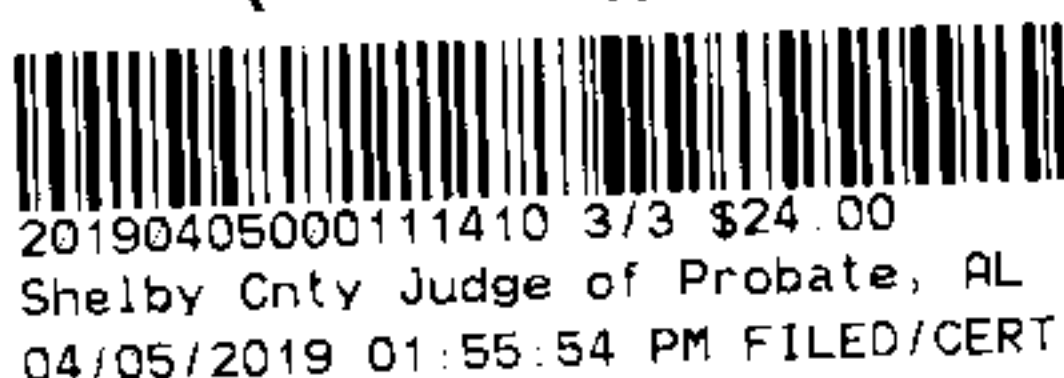
Date 4-4-19

Print Gregory D. Harrison

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Form RT-1