

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to: Daniel Roy Farmer and
(Name) Hollye Farmer
(Address) 533 9th Ter
Pleasant Grove AL 35127

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

KIMBERLY WEBSTER COX, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

DANIEL ROY FARMER and HOLLYE FARMER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 2, according to the Map and Survey of Webster Family Subdivision, recorded in Map Book 41, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

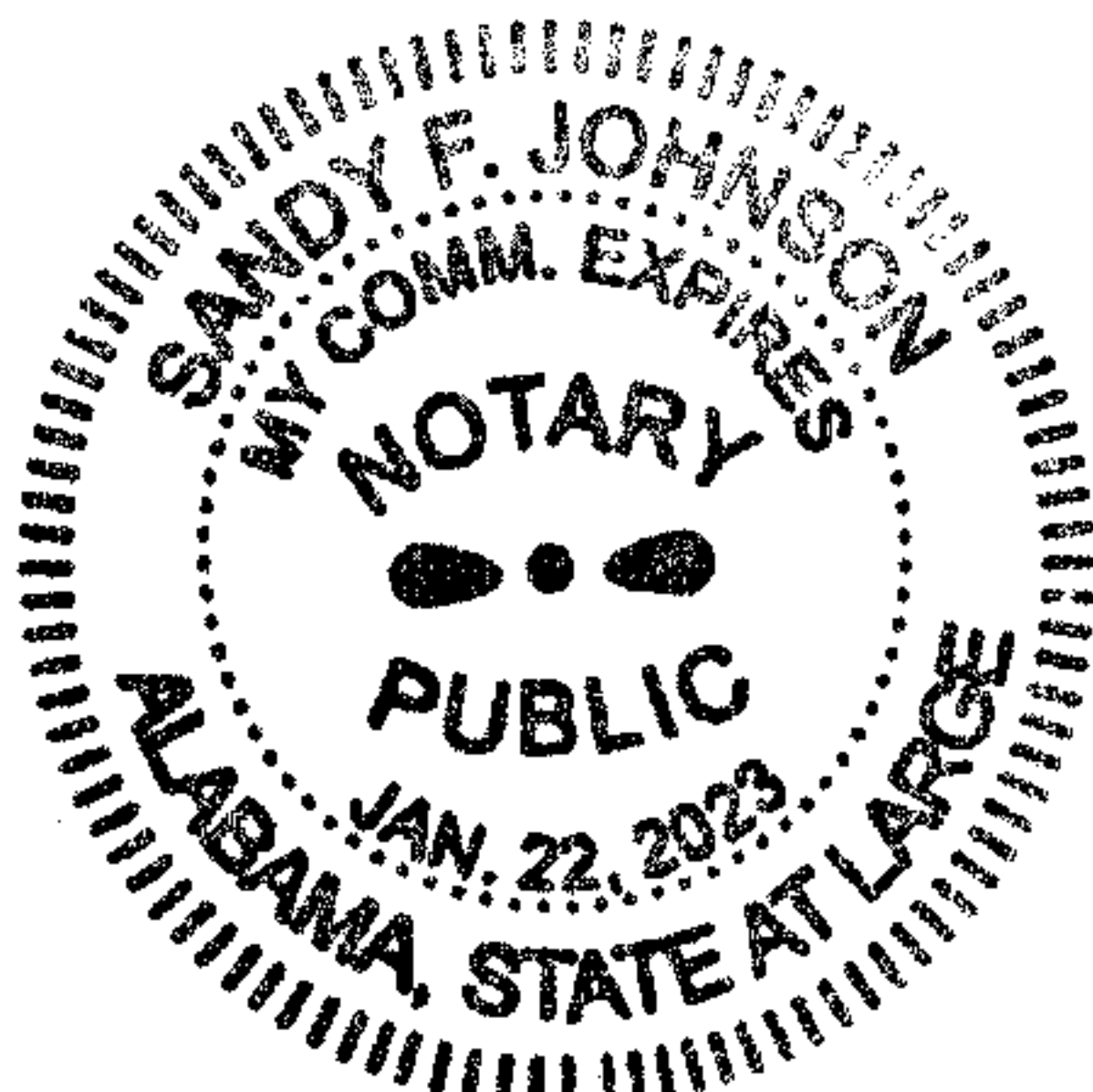
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of June, 2019.

Kimberly Webster Cox
Kimberly Webster Cox

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kimberly Webster Cox**, 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 document, she executed the same voluntarily on the day the same bears date.

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



Sandy F. Johnson
Notary Public
My commission expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2019 08:07:40 AM
\$112.00 CHARITY
20190605000192940

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Kimberly Webster Cox
Mailing Address 2631 Chandalar Lane
Pelham, AL 35124

Grantee's Name Daniel Roy Farmer and
Mailing Address Hollye Farmer
533 9th Terrace
Pleasant Grove, AL 35127

Property Address Vacant Land

Date of Sale 6/4/2019
Total Purchase Price \$

or
Actual Value \$ 94,000.00

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 Actual Value

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 6/4/19

Print Sandy F. Johnson

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one