

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Clayssic Home Innovations, Inc.
1716 Lake Hardwood Drive
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **CLAYTON L. BRANUM, an unmarried man** (herein referred to as Grantor) grant, bargain, sell and convey unto **CLAYSSIC HOME INNOVATIONS, INC.** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 68, according to the Map of Farmingdale Estates, Sector 4, as recorded in Map Book 39, Page 120, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 19th day of May, 2020.



CLAYTON L. BRANUM

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLAYTON L. BRANUM**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2020.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 31, 2021



Notary Public
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name	Clayton L. Branum	Grantee's Name	Clayssic Home
Mailing Address	1716 Lake Hardwood Dr Birmingham, AL 35242	Mailing Address	Innovations, Inc. 1716 Lake Hardwood Dr Birmingham, AL 35242
Property Address	Lot 68 Farmingdale Harpersville, AL 35078	Date of Sale	05/19/2020
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	35,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Tax Assessed Value Under Parcel 07-8-33-2-002-068.000

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.

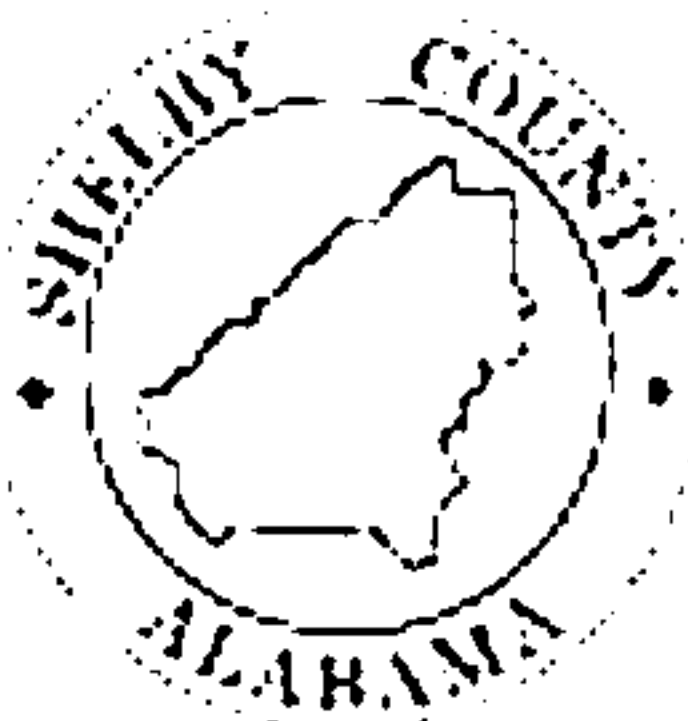
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2020 10:08:51 AM
\$60.00 CATHY
20200529000214900

Allen S. Bayl