



20210318000137030 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/18/2021 03:02:49 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Robert K. Fleming
4645 Pyne Drive
Bessemer, AL. 35022

SEND TAX NOTICE TO:

Mr. Danyell M. Threatt
26 Millhaven Avenue
Sylacauga, AL. 35150

WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, That Whereas,

SHELBY COUNTY)

That in consideration of THIRTY FOUR THOUSAND AND NO/100 DOLLARS (\$34,000.00) to the undersigned CLAYTON L. BRANUM, a member of FARMINGDALE ESTATES, L.L.C. (hereinafter referred to as "Grantor") by DANYELL M. THREATT and TAMARA J. LEE (hereinafter referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 90, according to the Map of Farmingdale Estates, Sector 5,
as recorded in Map Book 53, Page 55, in the Probate Office of
Shelby County, Alabama, being situated in Shelby County, Alabama.

NOTE: The above described real estate does not constitute the homestead of Grantors.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other then the heirs and assigns of the grantees herein shall take as tenants in common.

The Grantors do for themselves, their successors and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, CLAYTON L. BRANUM execute this conveyance, have hereunto set their signature and seal on this the 15th day of March, 2021

NOTE: Not


CLAYTON L. BRANUM
Member, Farmingdale Estates, L.L.C.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAYTON L. BRANUM, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2021.

Emily Michelle Bookout
NOTARY PUBLIC



My commission expires: July 24, 2022



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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 CLAY BRANNUM
Mailing Address 1716 LAKE HADCO WAY DR.
BIRMINGHAM, AL 35242

Grantee's Name DANYELL THREATT
Mailing Address TAMARA LEE
26 MILL HAVEN AVE SW
SYLACAUGA, AL 35242

Property Address _____

Date of Sale 3/15/2021

Total Purchase Price \$ 34,000.00

or

Actual Value \$ 34,000.00

or

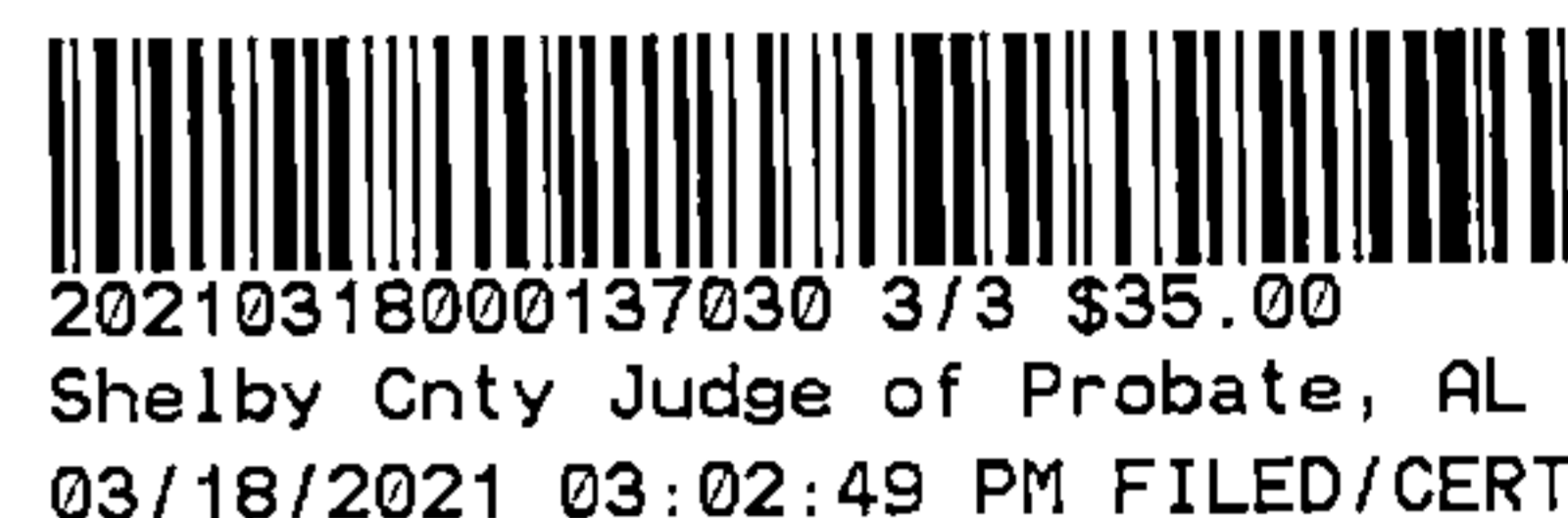
Assessor's Market Value \$ _____

Shelby County, AL 03/18/2021
State of Alabama
Deed Tax: \$7.00

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
☐ 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 3/18/2021

Print CLAY BRANNUM

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1