

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ronald Farris

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTEEN THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS (\$116,700.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Timothy Farris and wife, Gloria D. Farris and Ronald Farris, a married man, (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Ronald Farris (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3, according to the survey of Farris & Polk Parcel Survey, as recorded in Map Book 52, Page 64, Probate Office, Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of Ronald Farris or his spouse.
Grantors herein are all the heirs at law of Mable P. Farris.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of April, 2021.

Timothy Farris
Timothy Farris

Gloria D. Farris
Gloria D. Farris

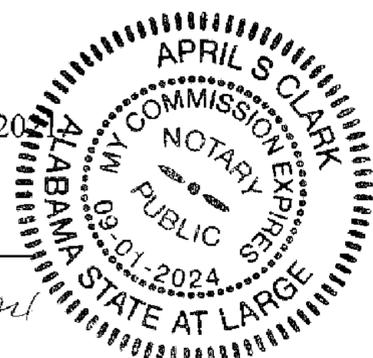
Ronald Farris
Ronald Farris

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Timothy Farris, Gloria D. Farris and Ronald Farris**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of they conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2021

April Clark
Notary Public
My Commission Expires 9/1/2024



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|----------------------------|--|
| Grantor's Name | <u>Timothy Farris</u> | Grantee's Name | <u>Ronald Farris</u> |
| Mailing Address | <u>5013 Old Donnavant Valley Rd</u> <u>Birmingham, AL</u> <u>35242</u> | Mailing Address | <u>5019 Old Donnavant Valley Rd</u> <u>Birmingham, AL</u> <u>35242</u> |
| Property Address | _____ | Date of Sale | _____ |
| | _____ | Total Purchase Price \$ | _____ |
| | _____ | or | |
| | _____ | Actual Value \$ | _____ |
| | | or | |
| | | Assessor's Market Value \$ | <u>116,700.00</u> |

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 <u>tax value</u> |
| <input type="checkbox"/> 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 _____ | Print <u>Ronald Farris</u> |
| Unattested _____ | Sign <u>Ronald Farris</u> |
| (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
04/26/2021 12:53:37 PM
\$143.00 CHERRY
20210426000205580

Allen S. Boyd