

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Thomas R. Perryman  
3295 Eastern Valley Rd  
Birmingham, AL 35094

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY FIVE THOUSAND DOLLARS AND NO CENTS (\$65,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Ronald F. Farris, a married man** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Thomas R. Perryman and Pamela A. Perryman** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description


**SUBJECT TO:**

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

**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.

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 18<sup>th</sup> day of June, 2021.

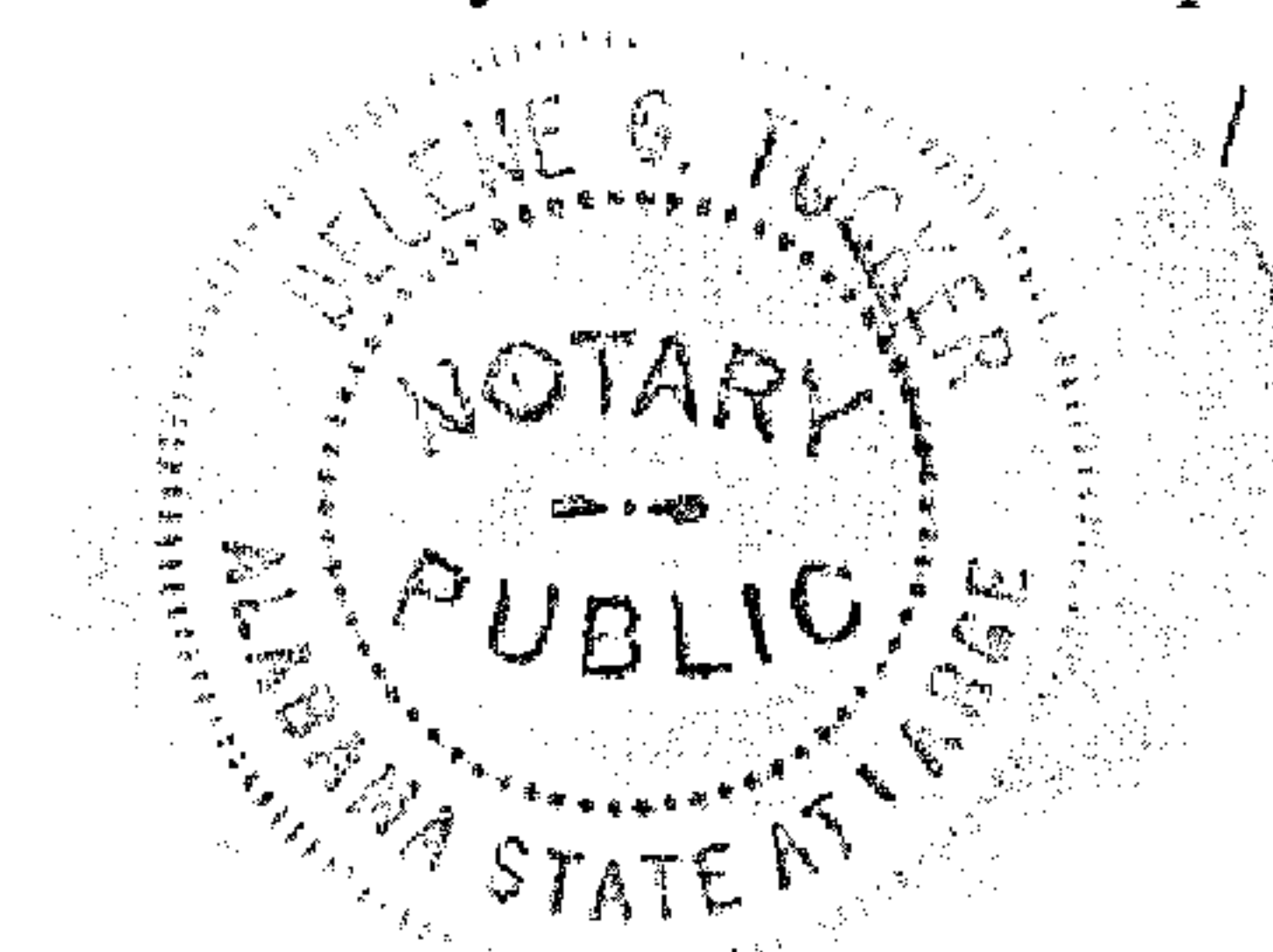
  
\_\_\_\_\_  
Ronald F. Farris

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ronald F. Farris**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, 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 18<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



**EXHIBIT A – LEGAL DESCRIPTION**

Commence at the southwest corner of the NW 1/4 of the SW 1/4 of Section 11, Township 18 South, Range 1 West, run North 87 degrees 31 minutes East 550 feet; thence North 28 degrees West, 528.3 feet to point of beginning; thence at 90 degrees to the right 208.7 feet; thence 90 degrees to the left 262.3 feet to southeast side of Ashville-Montevallo Road; thence 109 degrees to the left and along said road 222 feet; thence 71 degrees to the left 190.3 feet to the point of beginning; being a part of the NW 1/4 of SW 1/4 of Section 11, Township 18 South, Range 1 West, Jefferson County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/21/2021 03:37:06 PM  
\$93.00 CHERRY  
20210621000301950

*Allie 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	<u>Ronald Farris</u>	Grantee's Name	<u>Thomas R. Perryman</u>
Mailing Address	<u>1104 Dunbar Valley Rd</u> <u>Birmingham, AL</u> <u>35242</u>	Mailing Address	<u>3295 Eastern Valley Rd</u> <u>Birmingham, AL</u> <u>35094</u>
Property Address	<u>3295 Eastern Valley Rd</u> <u>Birmingham, AL</u> <u>35094</u>	Date of Sale	<u>6/18/21</u>
		Total Purchase Price \$	<u>105,000.00</u>
		or	
		Actual Value \$	<u>                    </u>
		or	
		Assessor's Market Value \$	<u>                    </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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 6/18/21 Print Mike T. Atchison

Unattested Sign Mike T. Atchison

(verified by) (Grantor/Grantee/Owner/Agent) circle one