

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Alex L. Gutierrez
1239 7th Avenue SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

20211101000526930

11/01/2021 01:47:40 PM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John A. Farmer, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Alex L. Gutierrez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 2, Block 2, according to the map of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

John A. Farmer is the surviving spouse and grantee in that certain Warranty Deed recorded in Book 25, Page 307. The other grantee, Waurene Farmer, having died on or about June 10, 2019.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29th day of October, 20 21.

John A. Farmer by Debra Wright his attorney in fact
John A. Farmer by Debra Wright, his Attorney in Fact

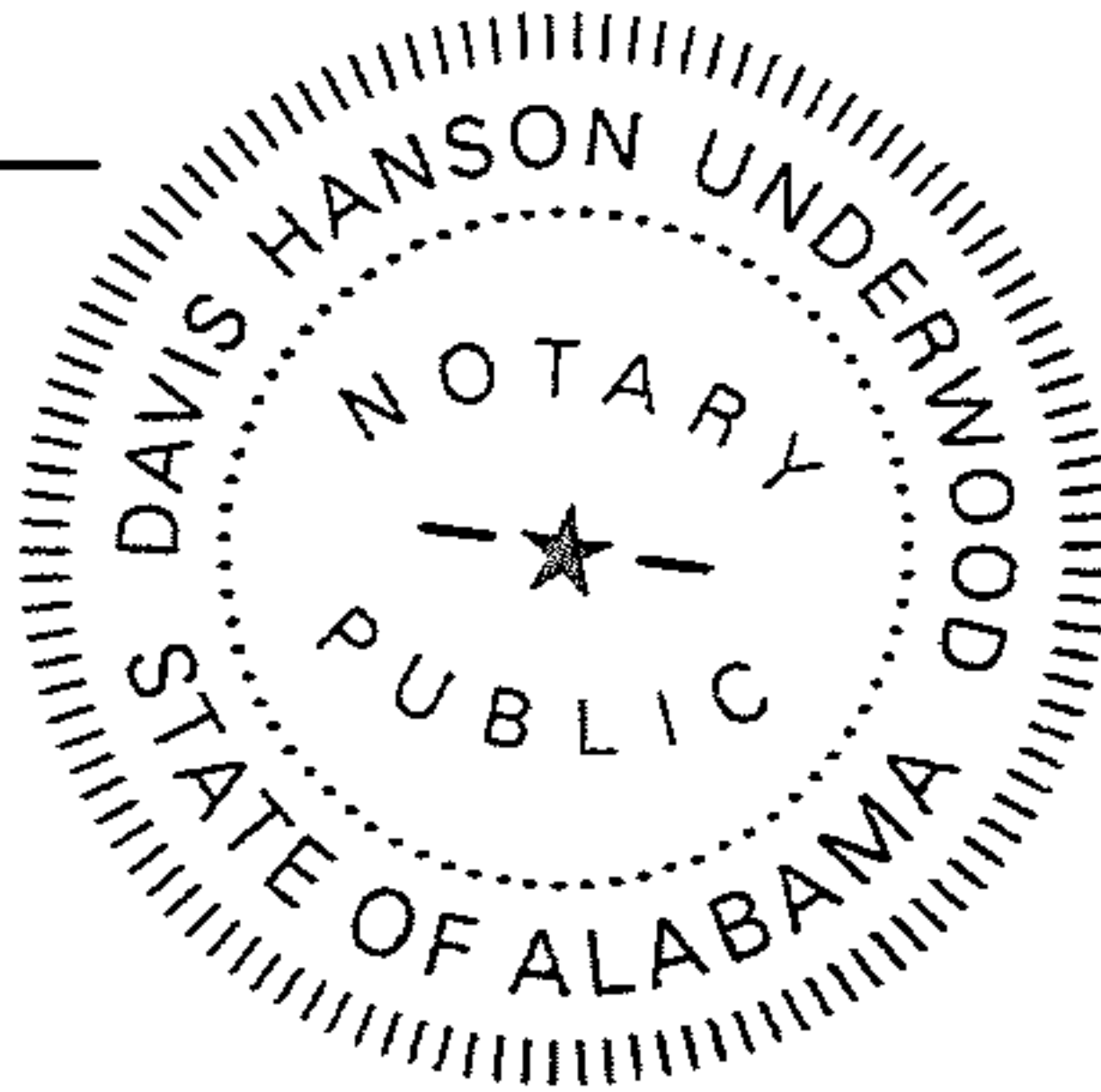
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Wright whose name as Attorney in Fact for John A. Farmer 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 conveyance he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 29th day of October, 20 21.

[Signature]
Notary Public
My commission expires:

My Commission Expires:
July 24, 2023



Real Estate Sales Validation Form

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

Grantor's Name John A. Farmer

Grantee's Name Alex L. Gutierrez

Mailing Address 2409 Regent Lane
Hoover, AL 35758Mailing Address 1239 7th Avenue SW
Alabaster, AL 35007Property Address 1239 7th Avenue SW
Alabaster, AL 35007

Date of Sale October 29, 2021

Total Purchase Price \$170,000.00

or

Actual Value \$

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - John A. Farmer, , .

Grantee's name and mailing address - Alex L. Gutierrez, 1239 7th Avenue SW, Alabaster, AL 35007.

Property address - 1239 7th Avenue SW, Alabaster, AL 35007

Date of Sale - October 29, 2021.

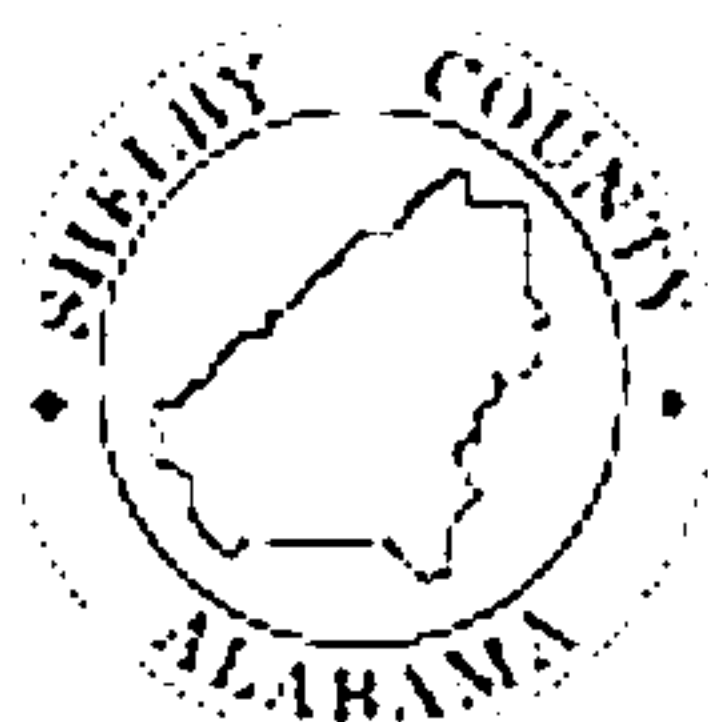
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered 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: October 29, 2021

Sign



Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

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\$198.00 CHERRY

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