

20221109000418410
11/09/2022 10:32:43 AM
DEEDS 1/4

SEND TAX NOTICE TO:
Christopher Farr, Sr.

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John Myles Callaghan and David Scott Callaghan as Co-Executors for the Estate of Myles Richard Callaghan**, (hereinafter "Grantor", whether one or more), by **Christopher Farr, Sr.**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Christopher Farr, Sr.**, the following described real estate situated in Shelby County, Alabama, the address of which is 565 Shoshone Drive, Montevallo, AL 35115, to-wit:

Lot 30, according to the First Addition to Indian Highlands, as recorded in Map Book 5, page 6 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.

Subject to a third-party mortgage in the amount of \$225,060.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Estate of Myles Richard Callaghan, by John Myles Callaghan, as its Co-Executor, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 29th day of September, 2022.

Estate of Myles Richard Callaghan

By: *John Myles Callaghan* Co-Executor
John Myles Callaghan, Co-Executor

STATE OF Pennsylvania
COUNTY OF Bucks

I, the undersigned Notary Public in and for said County and State, hereby certify that John Myles Callaghan, Co-Executor of the Estate of Myles Richard Callaghan whose name(s) is/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 the conveyance, (s)he as such officer with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2022.

Diane L. Waterson
Notary Public
My Commission Expires: 1/12/24

Commonwealth of Pennsylvania - Notary Seal
DIANE L. WATERTON, Notary Public
Bucks County
My Commission Expires January 12, 2024
Commission Number 1203810

Estate of Myles Richard Callaghan

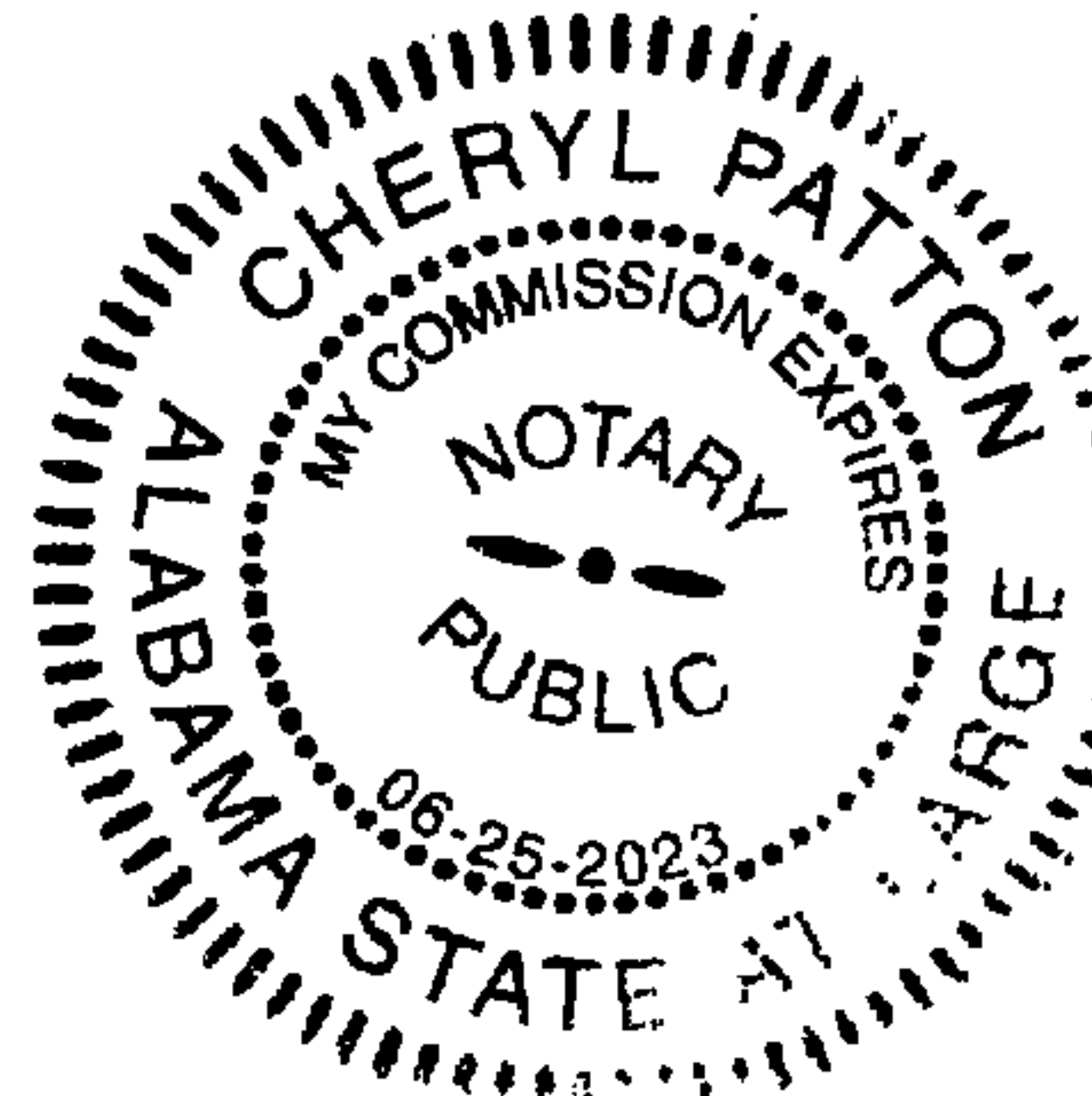
By: David Scott Callaghan
David Scott Callaghan, Co-Executor

STATE OF
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that David Scott Callaghan, Co-Executor of the Estate of Myles Richard Callaghan whose name(s) is/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 the conveyance, (s)he as such officer with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ²⁷29th day of September, 2022.

Cheryl Patton 9/27/2022
Notary Public
My Commission Expires: 6/25/23



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 Myles Callaghan and David Scott Callaghan
 Mailing Address as Co Executors for Myles Richard Callaghan
565 shoshone dr.
Montevallo, AL 35115

Grantee's Name Christopher Farr Sr.
 Mailing Address 565 Shoshone Dr.
Montevallo, AL 35115

Property Address 565 Shoshone Dr.
Montevallo, AL 35115

Date of Sale 9/29/22
 Total Purchase Price \$220,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/09/2022 10:32:43 AM
 \$33.00 PAYGE
 20221109000418410

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 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 Nikki Plowman

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1