

SEND TAX NOTICE TO:

Mark A. Armstrong
113 Stinson Drive
Wilsonville, AL 35186

THIS INSTRUMENT WAS PREPARED BY
WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20240603000164360 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
06/03/2024 12:06:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, Gregg A. Farmer, married man (marital status) (herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto **Mark A. Armstrong** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SE ¼ of the SW ¼ of Section 5, Township 21 South, Range 1 East; thence run South along the East line of said ¼- ¼ Section a distance of 364.60 feet; thence turn an angle of 89 deg. 56 min. to the right and run a distance of 1261.68 feet to a point on the East R/W line of Shelby County Hwy. #55; thence turn an angle of 95 deg. 40 min. to the right and run along said R/W line a distance of 137.63 feet to the P.C. of a R/W curve; thence turn an angle of 59 deg. 28 min. to the right and run a distance of 252.68 feet to the point of beginning; thence turn an angle of 30 deg. 33 min. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the SE ¼ of the SW ¼ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 1 acre.

The above-described property constitutes no part of the homestead of Grantor or his/her spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)



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TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns,
forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day
of JUNE, 2024.

Greg A Famer (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Greg A Famer, whose name 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 on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2024.

Frank N Famer (SEAL)
Notary Public

My Commission Expires: 5/27/26



20240603000164360 3/3 \$32.50
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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 GREGG A. FARMER
Mailing Address 73 HALLIANA RD
ALEXANDER CITY, AL 35010

Grantee's Name Mark A. Armstrong
Mailing Address 113 Stinson Drive
Wilsonville, AL 35186

Property Address 75 Stinson Drive
Wilsonville, AL 35186

Date of Sale 6/13/2024
Total Purchase Price \$ see Deed

or
Actual Value \$ _____
or
Assessor's Market Value \$ 1/7 = \$4200

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 Based on 2023 Market Value on file in the Office of
the Shelby County Property Tax Commissioner

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 6/13/2024

Print GREGG A. FARMER

Unattested

(verified by)

Sign

Gregg A. Farmer
(Grantor/Grantee/Owner/Agent) ☒

Form RT-1