

This instrument prepared by:  
Gregory D. Harrelson, Esq  
111 Owens Pkwy #A  
Birmingham, AL 35244

Send Tax Notice to:  
Andrew Dagostin  
Emily Dagostin  
2251 Emmet Cove  
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Million Three Hundred Fifty Thousand & 00/100 dollars (\$1,350,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Connor Farmer and Lucy R. Farmer, husband and wife, (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto Andrew Dagostin and Emily Dagostin, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 108, according to the Survey of Kirkman Preserve - Phase 1B, as recorded in Map Book 43, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to:

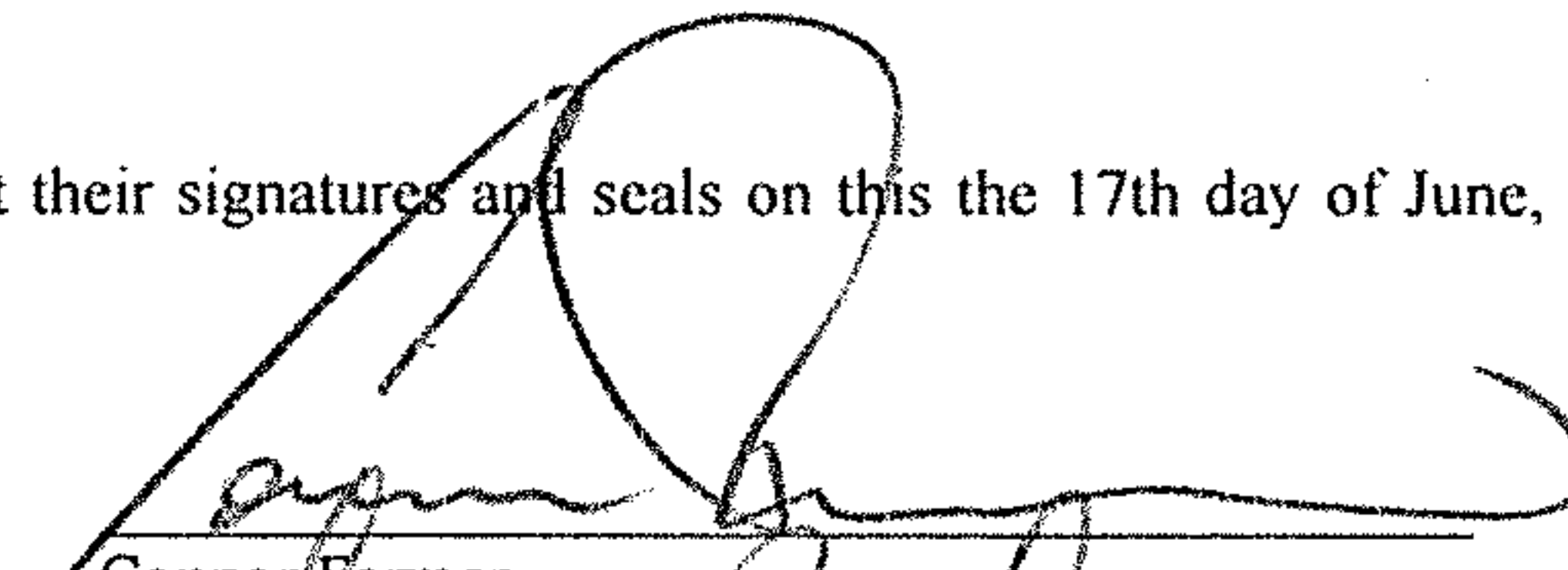

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

\$250,000 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

And the Grantors hereby covenant with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantors do hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantors hereunto set their signatures and seals on this the 17th day of June, 2024.

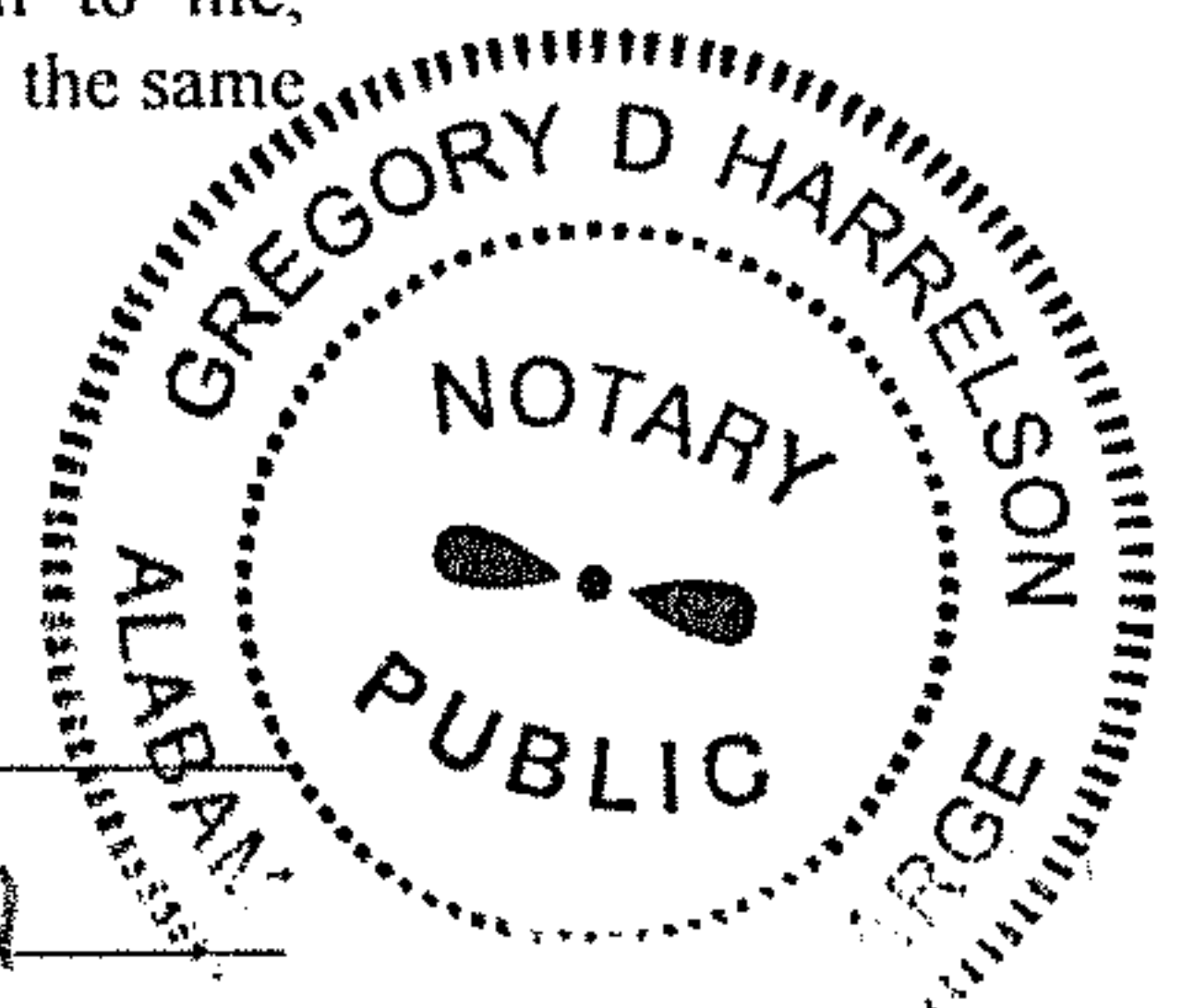
  
Connor Farmer  
  
Lucy R. Farmer

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer and Lucy R. Farmer, whose names are 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, they, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of June, 2024.

  
Notary Public  
My Commission Expires: 8/21/27



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Connor Farmer  
 Mailing Address Lucy R Farmer  
2251 Emmet Cove  
Birmingham, AL 35242

Grantee's Name Andrew Dagostin  
 Mailing Address Emily Dagostin  
126 Willow Ridge Dr  
Indian Springs, AL 35124

Property Address 2251 Emmet Cove  
Birmingham, AL 35242  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 06/17/2024  
 Total Purchase Price \$ 1,300,000

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

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 6/17/24

Print Connor Farmer

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

