

20240816000256100 1/4 \$464.50
Shelby Cnty Judge of Probate, AL
08/16/2024 10:23:16 AM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This document prepared by:)
R. David Allen, Jr.)
Carney Law, LLC)
PO Box 43647)
Birmingham, Alabama 35243)
(205) 802-0696)
STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notice to:
John Farmer
1132 Eagle Park Road
Birmingham, Alabama 35242

- Above This Line Reserved for Official Use -

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Farmer**, a married man, hereinafter referred to as "Grantor," does hereby grant, bargain, sell, and convey unto, **John Farmer and Donna Farmer**, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantees," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 22, PAGE 43 A&B, 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.

To have and to hold unto the said Grantee, 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 grantee herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the

Shelby County, AL 08/16/2024
State of Alabama
Deed Tax: \$433.50

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 Farmer
Mailing Address 1132 Eagle Park Road
Birmingham, AL 35242

Grantee's Name John Farmer and Donna Farmer
Mailing Address 1132 Eagle Park Road
Birmingham, AL 35242

Property Address 1132 Eagle Park Road
Birmingham, AL 35242

Date of Sale 07/30/2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 433,200.00



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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 Tax Assessor's Market Value

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 8/7/24

Print R. David Allen

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form