

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

Send Tax Notice to:  
Connor Farmer  
120 Bishop Circle  
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Fifty Thousand & 00/100 dollars (\$650,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Charlie Eddy and Susan Eddy, husband and wife, (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto Connor Farmer, a married man, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:


Lot 2-13 according to the plat of The View at Indian Crest Phase 2, as recorded at Map Book 57  
Page 76 A&B, 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.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns, forever.  
And the Grantors hereby covenant with said Grantee that he/she/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/she/they 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 Grantors, but no other.

IN WITNESS WHEREOF, the said Grantors have hereto set his/her/their signatures and seal this the 11th day of March, 2025.

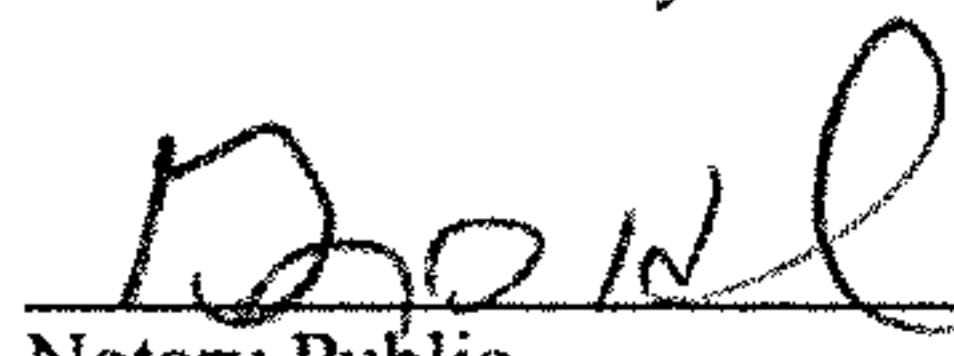
  
Charlie Eddy

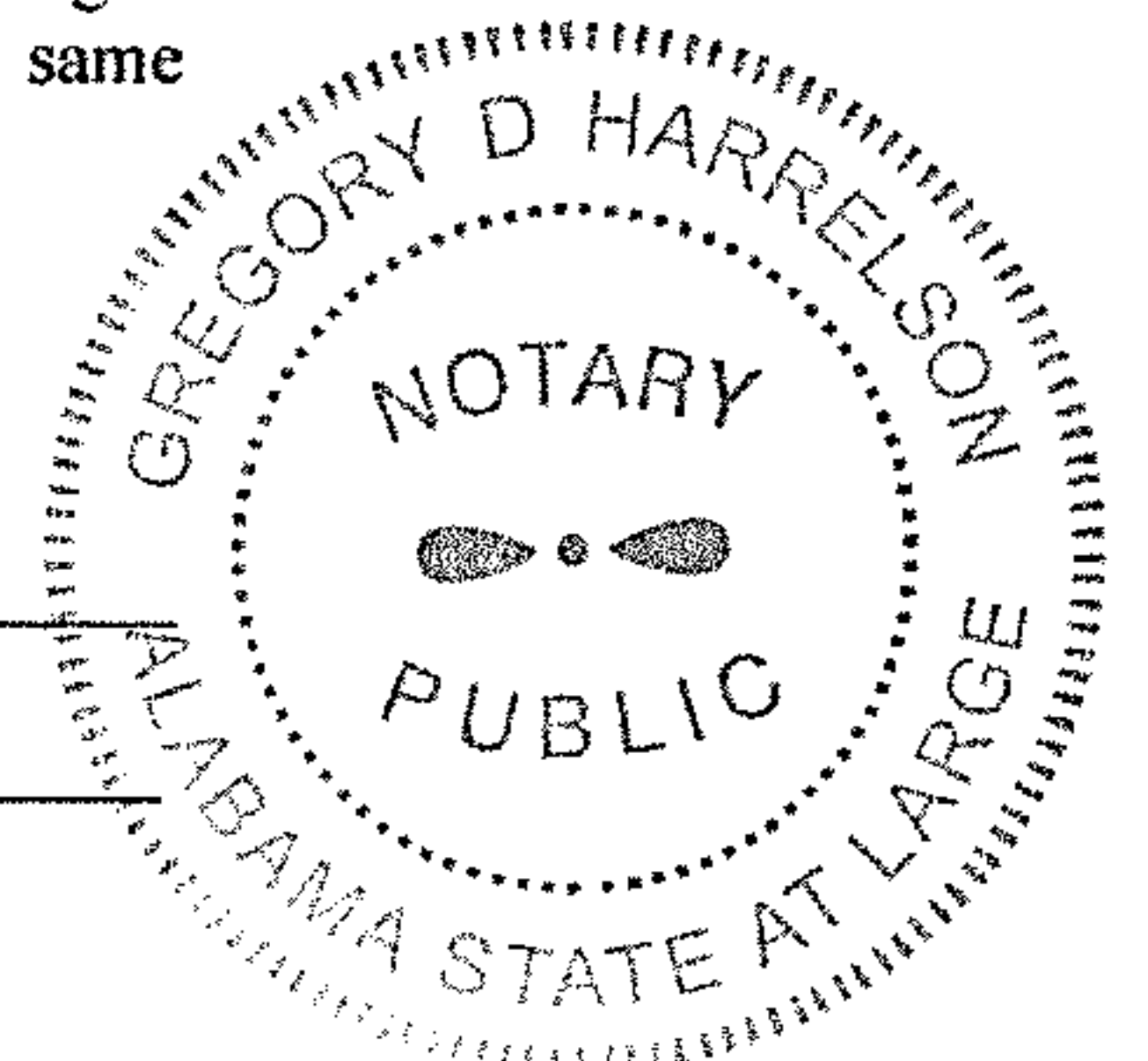
  
Susan Eddy

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlie Eddy and Susan Eddy, 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, he/she/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 11th day of March, 2025.

  
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 Charlie Eddy  
 Mailing Address Susan Eddy  
1097 Eagle Valley Dr  
Birmingham, AL 35242

Grantee's Name Connor Farmer  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Property Address 44 Live Oak Lane  
Pelham, AL 35124

Date of Sale 03/11/2025  
 Total Purchase Price \$ 650000



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/14/2025 08:36:48 AM  
 \$675.00 BRITTANI  
 20250314000077110

*Alvin S. Boyd*

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 3/11/2025

Print Connor Farmer

\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**