

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

Send Tax Notice to:
Philippians 2:13, LLC
2134 Kirkman Drive
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Hundred Ninety Thousand & 00/100 dollars (\$790,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Connor Farmer, a married man, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Philippians 2:13, LLC, an Alabama limited liability company, (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:

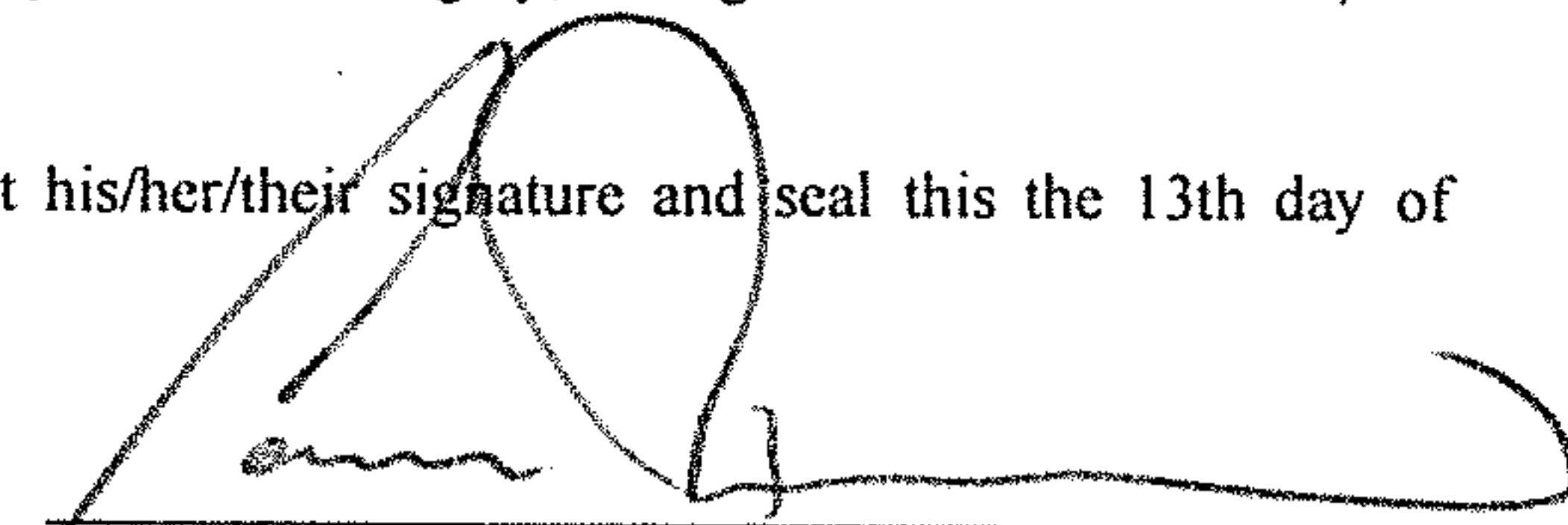
1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying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

Subject property does not constitute the homestead of Grantor nor that of his Spouse.

\$450,000.00 of the purchase proceeds were derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its heirs, successors and assigns, forever.
And the Grantor hereby covenants 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 Grantor does 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 Grantor has hereto set his/her/their signature and seal this the 13th day of March, 2025.

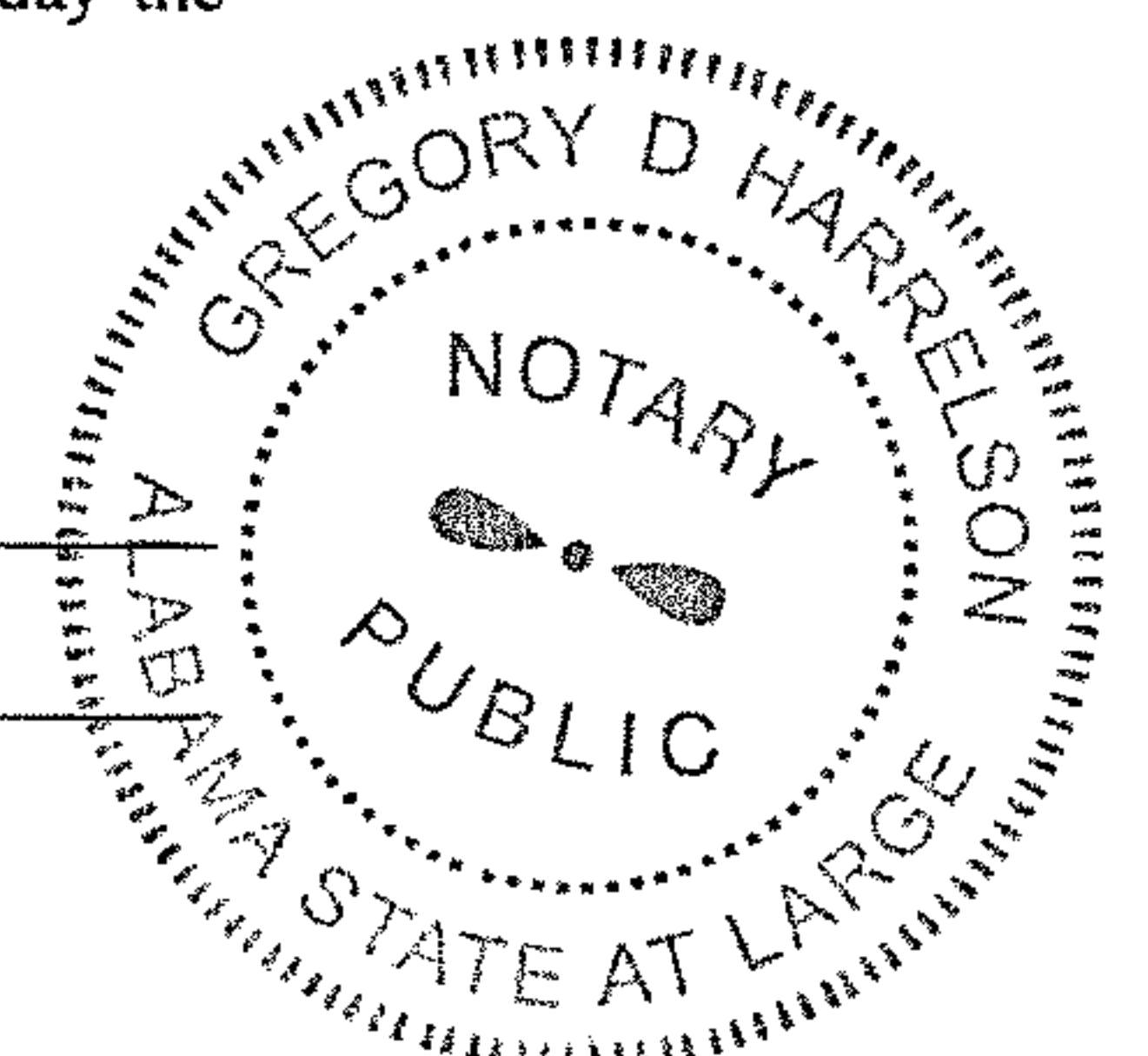

Connor Farmer

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, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th 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 Connor Farmer
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Philippians 2:13, LLC
 Mailing Address 2134 Kirkman Drive
Birmingham, AL 35242

Property Address 44 Live Oak Lane
Pelham, AL 35124

Date of Sale 03/13/2025
 Total Purchase Price \$ 790,000
 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 3/13/25

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk _____

Shelby County, AL (verified by)
 03/19/2025 02:58:24 PM
 \$365.00 JOANN
 20250319000081970

Print Connor Farmer

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Attested

Print Form

Alvin S. Bayl

Form RT-1