


Send Tax Notice to:

Mr. and Mrs. Tony D. McDonald  
890 Highway 77  
Columbiana, Alabama 35051

This instrument was prepared by:

Wallace, Ellis, Fowler, Head & Justice  
P.O. Box 587  
Columbiana, Alabama 35051  
(205) 669-6783

  
20141202000379330 1/3 \$25.00  
Shelby Cnty Judge of Probate: AL  
12/02/2014 03:36:11 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY         )     KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **JO RAY FARR**, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto **TONY D. MCDONALD** and wife, **ALISHA H. MCDONALD** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Land and easements as shown on Survey of Jo Farr Family Subdivision as recorded in Map Book 43, Page 109, in the Probate Office of Shelby County, Alabama.

Shelby County: AL 12/02/2014  
State of Alabama  
Deed Tax: \$5.00

Subject to:

1. All taxes for the year 2015 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor, including minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto. Also including all leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto.
3. Riparian rights in and to the use of Beeswax Creek.
4. Rights of others in and to the use of gravel drive as shown by tax plat in Map Book 43, Page 109.
5. Less any part of subject property sold to Alabama Power Company by Real Book 241, Page 844.
6. Right of way to Shelby County recorded in Real Book 227, Page 21.
7. Restrictive Covenants as recorded in Inst. No. 20050208000063170.
8. Amended Easement for Ingress, Egress and Utilities and Agreement Regarding Restrictive Covenants executed this date.
9. Reservations and easements as set forth on Jo Farr Family Subdivision plat in Map Book 43, Page 109, as recorded in Inst. No. 20130912000369410.

10. Right of way to South Central Bell Telephone recorded in Real Book 322,  
Page 203.

11. Reservations as set out in Real Book 2, Page 823.

12. Rights of others in and to use of easements as shown on map of Jo Farr  
Family Subdivision as recorded in Map Book 43, Page 109, Probate Office,  
Shelby County, Alabama.

Purchase Money Mortgage executed simultaneously herewith in the amount of  
\$145,000.00.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of  
survivorship, their heirs and assigns forever, subject to life interest or life estate reserved by  
the Grantor; 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 Grantees herein)  
in the event one Grantee herein survives the other, the entire interest in fee simple shall pass  
to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of  
the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the  
said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said  
premises; that they are free from all encumbrances, unless otherwise noted above; that I have  
a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and  
administrators shall warrant and defend the same to the said Grantees, their heirs and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day  
of November, 2014.

Jo Ray Farr  
Jo Ray Farr

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that **JO RAY FARR**, an unmarried woman, 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, she executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of November,  
2014.

Kim M. Foster  
Notary Public  
My Commission Expires: 12-28-14



