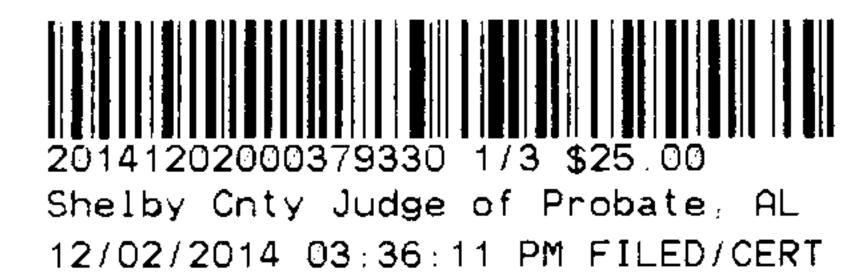
Send Tax Notice to:

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



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

Shelby County: HL 12/02/2019 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 _/7 of, 2014.					
	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 $\sqrt{7}$ day of $\sqrt{8}$ or $\sqrt{8}$ 2014.

Notary Public
My Commission Expires: 12-28-14

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

	ighway 77 iana, Alabama value claimed on	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	890 Highway 77 Columbiana, Alabama 35051 November 17, 2014 \$ 150,000.00
Columb	value claimed on	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	November 17, 2014 \$ 150,000.00
Property Address		Total Purchase Price or Actual Value or Assessor's Market Value	\$ 150,000.00 \$
Property Address		Total Purchase Price or Actual Value or Assessor's Market Value	\$ 150,000.00 \$
Property Address		Total Purchase Price or Actual Value or Assessor's Market Value	\$ 150,000.00 \$
		or Actual Value or Assessor's Market Value	\$
		Actual Value or Assessor's Market Value	\$ \$
		Assessor's Market Value	\$
		this form can be verified in the	
The purchase price or actual evidence: (check one) (Rec Bill of Sale			
Sales Contract		Other	Shelby Cnty Judge of Probate: AL
xx Closing Statement			12/02/2014 03:36:11 PM FILED/CER
If the conveyance document above, the filing of this form		ordation contains all of the re	quired information referenced
		Instructions	
Grantor's name and mailing to property and their current		the name of the person or pe	ersons conveying interest
Grantee's name and mailing to property is being conveyed		the name of the person or person	ersons to whom interest
Property address - the physi	cal address of the	property being conveyed, if a	available.
Date of Sale - the date on w	hich interest to the	property was conveyed.	
Total purchase price - the tobeing conveyed by the instru			y, both real and personal,
Actual value - if the property conveyed by the instrument licensed appraiser or the ass	offered for record.	This may be evidenced by a	n appraisal conducted by a
If no proof is provided and the excluding current use valuate responsibility of valuing property pursuant to Code of Alabam	on, of the property to	y as determined by the local ax purposes will be used and	
→	d that any false st	atements claimed on this for	ed in this document is true and may result in the imposition
Date 1/-17-14		Print Jo Ray Fay	
Unattested	n M. Fost		

Form RT-1