

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. James K. Denney
589 Crumpton Cemetery Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Two Thousand Five Hundred and No/00 Dollars (\$42,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jo Ray Farr, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James K. Denney and Trecia F. Denney, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

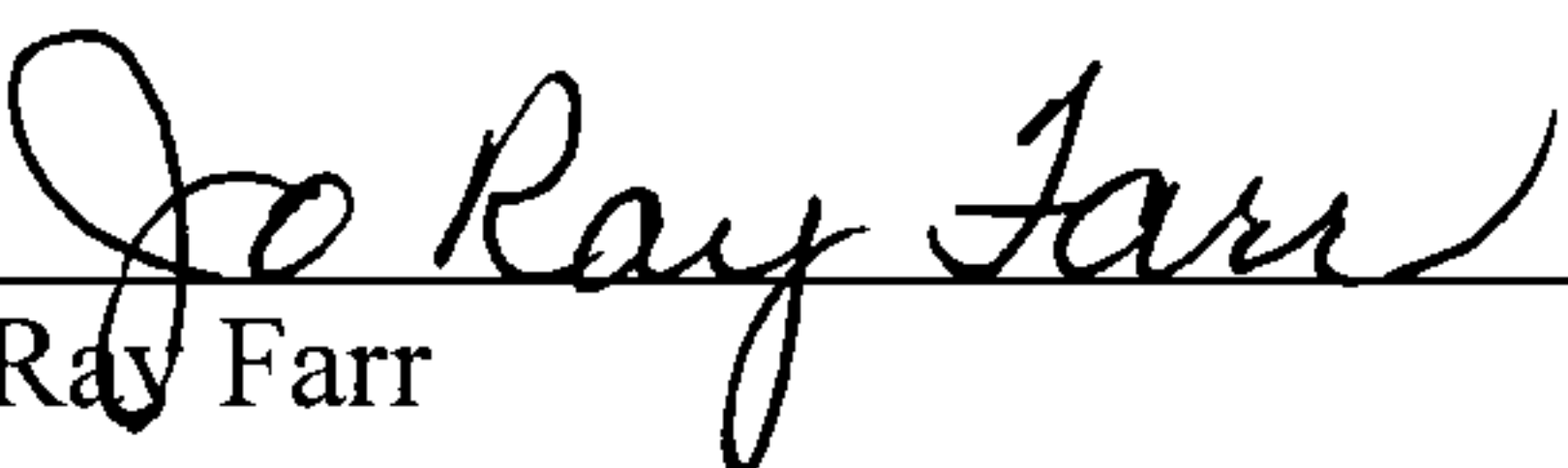
Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record

Larry D. Farr, the other Grantee in deed recorded in Inst. #20110208000046000, having died on or about 11/17/11.

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

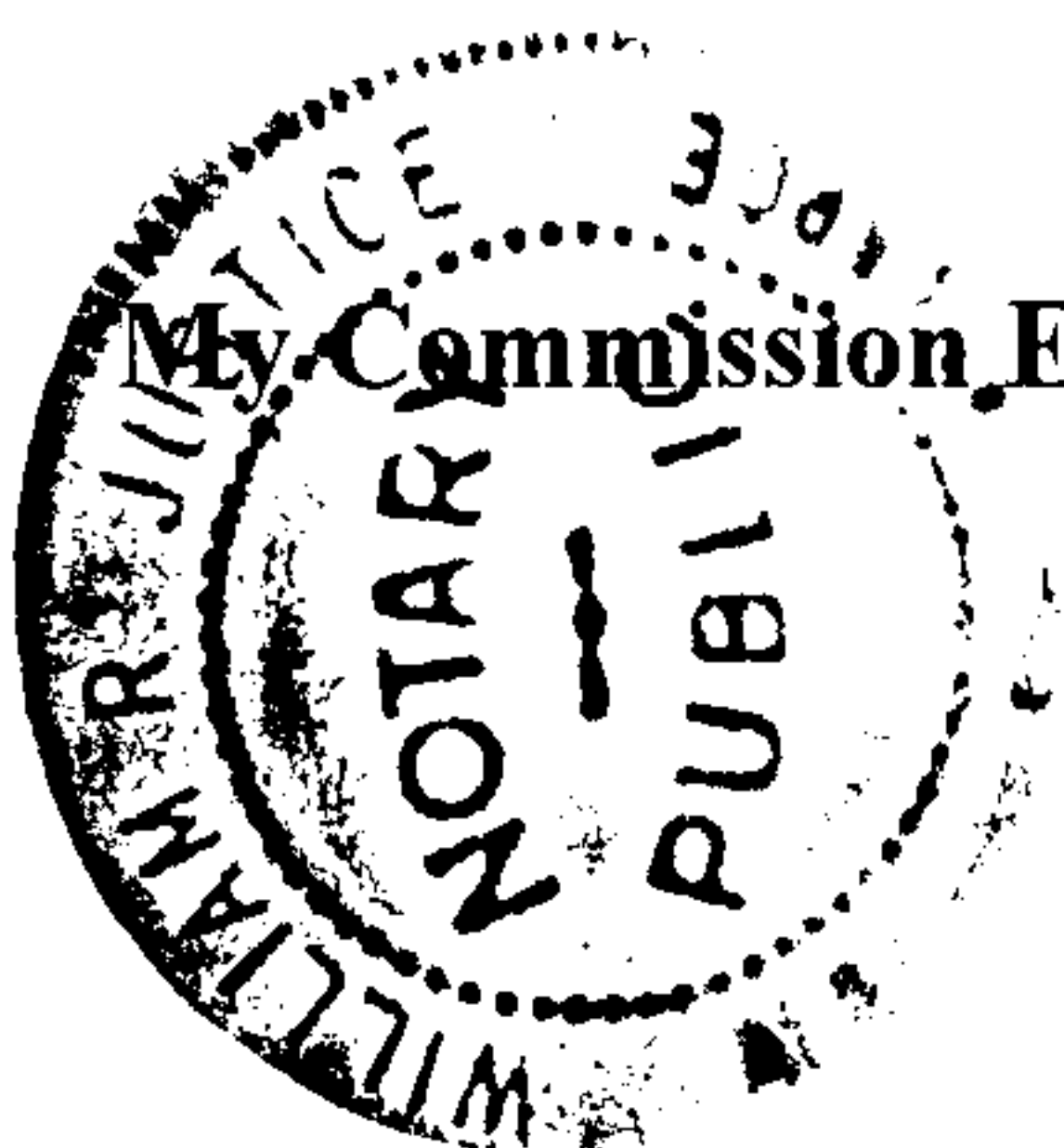
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of October, 2012.

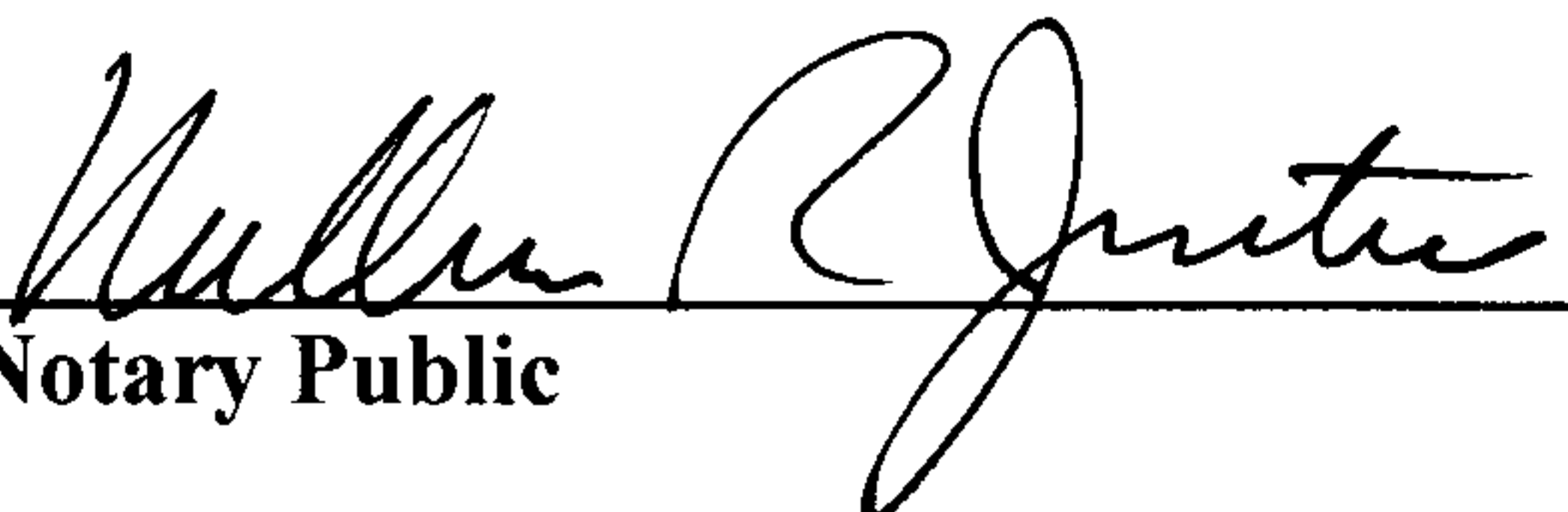

Jo Ray Farr

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jo Ray Farr, 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 1st day of October, 2012.




Notary Public

Shelby County, AL 10/02/2012
State of Alabama
Deed Tax: \$42.50




20121002000375040 1/3 \$60.50
Shelby Cnty Judge of Probate, AL
10/02/2012 10:19:02 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:
Commence at the Southwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S 89°44'09" E 622.02 feet along the $\frac{1}{2}$ mile line to a set $\frac{1}{2}$ " capped rebar (HLS LLC, CA-954-LS) and the point of beginning; thence continue along said $\frac{1}{2}$ mile line S 89°44'09" E 231.63 feet to a $\frac{1}{2}$ " capped rebar found (S. Wheeler, PLS 16165); thence N 00°15'51" E 856.25 feet to a set $\frac{1}{2}$ " capped rebar on the edge of Lay Lake; thence along the edge of said lake the following courses: S 46°10'14" W 103.13 feet; thence S 80°09'50" W 64.06 feet; thence N 76°29'16" W 50.98 feet; thence N 61°13'01" W 53.03 feet; thence leaving said lake S 00°08'32" W 810.26 feet to the point of beginning. Containing 4.25 acres more or less.

Subject to existing right of ways for public roads, utility lines, easements and restrictions of record if any.

JRT


20121002000375040 2/3 \$60.50
Shelby Cnty Judge of Probate, AL
10/02/2012 10:19:02 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Jo Ray Farr
Mailing Address 3348 Hwy 77
Columbiana, AL 35051

Grantee's Name James K. & Trecia F. Denney
Mailing Address 589 Crumpton Cemetery Road
Columbiana, AL 35051

Property Address Hwy 77, Columbiana, AL

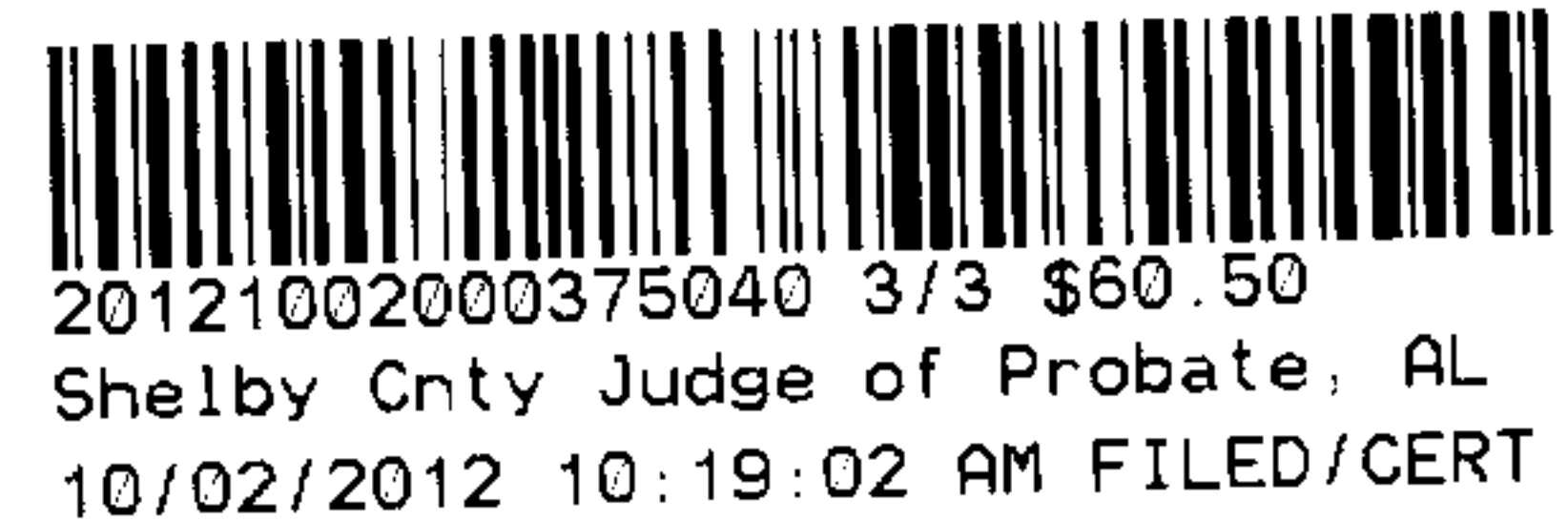
Date of Sale _____

Total Purchase Price \$ 42,500.00
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 10-1-12

Sign Jo Ray Farr
(Grantor/Grantee/Owner/Agent) circle one

Print Jo Ray Farr

Unattested

William R. Jentus
(Verified by)