

Prepared by:
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424 Yorkshire Road
Columbiana, AL 35051
(205) 956-4358

STATE OF ALABAMA)
)
) STATUTORY WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of her husband's love, attendance, affection and other good and valuable consideration, that Mary R. Farley, hereinafter called Grantor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto Mary R. Farley and George Thomas Farley, Jr. (Husband and Wife), hereinafter called Grantees, as Tenants by the Entirety, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SW corner of the NW ¼ of the NE ¼ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and run thence North 00 degrees 08 minutes 57 seconds East 898.81 feet to a point; thence run North 75 degrees 32 minutes 02 seconds East 283.78 feet to a point; thence run North 18 degrees 37 minutes 11 seconds East 186.23 feet to the point of beginning of the property being described; then continue along last described course 210.00 feet to a point; thence turn 69 degrees 41 minutes 24 seconds right and run 240.00 feet to a point; thence 110 degrees 18 minutes 36 seconds right and run 210.00 feet to a point; thence turn 69 degrees 41 minutes 26 seconds right and run 240.00 feet to the point of beginning.

There is a 30.0 foot wide easement that contains a gravel surface road that is said to be public in nature by owners. The centerline of such easement is described as follows over and across the described land:


Commence at the Southwesterly corner of just described property and run thence North 75 degrees 32 minutes 02 seconds East along the Southerly line of same property 27.53 feet to the centerline of an existing gravel road; thence turn 75 degrees 56 minutes 22 seconds left and run along centerline 57.01 feet to a point; thence turn 4 degrees 43 minutes 07 seconds right and run along said centerline 89.26 feet to a point; thence turn 24 degrees 50 minutes 57 seconds right and run along said centerline 78.39 feet to the North line of subject property and the end of easement across the property.

According to survey of Joseph E. Conn, Jr., dated May 18, 1989.

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

TO HAVE AND TO HOLD to the said Grantees, in fee simple and in rem forever.

Shelby County, AL 02/01/2013
State of Alabama
Deed Tax: \$12.50


20130201000045770 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
02/01/2013 03:48:24 PM 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 MARY R FARLEY
Mailing Address 424 Yorkshire Rd
COLUMBIANA AL 35051

Grantee's Name George Thomas Farley
Mailing Address 424 Yorkshire Rd
COLUMBIANA AL 35051

Property Address 424 Yorkshire Rd
COLUMBIANA AL 35051

Date of Sale 2-1-13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 24,980

1/2 value = 12,490.00

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 2-1-13

Print MARY R FARLEY

Unattested _____

Sign MARY R FARLEY

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

