

State of Alabama
Shelby County

SEND TAX NOTICE TO: David & Georgiann Farrington
255 Paradise Circle
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

ONE HUNDRED & 00/100 (\$ 100⁰⁰) Dollars to the

undersigned grantor in hand paid by the GRANTEE herein,
the receipt whereof is acknowledged, I,

AILENE G RICE

(herein referred to as grantor) do grant, bargain, sell and convey unto

DAVID & GEORGIANN FARRINGTON

(herein referred to as GRANTEES) as joint tenants, with right of
survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

SEE EXHIBIT A

Parcel # 33-6-13-0-001-006.000

Property Address: 200 HIGHWAY 402, SHELBY AL 35143

Subject To:

Ad valorem taxes for current tax year and subsequent years not due and
payable until October 1, 2016. Existing covenants and restrictions,
easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land described together with
all rights, privileges, tenements, appurtenances and improvements unto
the said GRANTEE, his heirs and assigns forever.


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 7TH
day of January, 2016.

Ailene G. Rice
AILENE G RICE

Page 1

Shelby County, AL 01/07/2016
State of Alabama
Deed Tax: \$81.00


20160107000006200 1/4 \$104.00
Shelby Cnty Judge of Probate, AL
01/07/2016 10:15:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DELBERT HIESTAND 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.

Given under my hand and official seal, this the 7 day of January, 2016.

Susan Wallace
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 1, 2017



20160107000006200 2/4 \$104.00
Shelby Cnty Judge of Probate, AL
01/07/2016 10:15:00 AM FILED/CERT

EXHIBIT A:

of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit: Begin at the NW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East; thence run East along the North line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 311.98 feet; turn right an angle of 95 deg. 31' a distance of 193.75 feet; turn left an angle of 14 deg. 44' a distance of 156.17 feet; turn left an angle of 18 deg. 55' a distance of 153.23 feet; turn right an angle of 13 deg. 09' a distance of 160.16 feet for point of beginning; being on the centerline of a 30.0 foot Easement reserved for private road; turn left an angle of 99 deg. 06' a distance of 140.11 feet to point "B"; said point being on the 397.0 foot contour; turn right and run Southeasterly along the meanderings of the 397.0 foot contour to point "C", the property line being the 397.0 foot contour; point "C" is more particularly located by the following description:

from said 140.11 foot course turn right an angle of 91 deg. 15' a distance of 407.54 feet to point "C";

turn right an angle of 119 deg. 27' 30" a distance of 39.17 feet; turn left an angle of 6 deg. 33' a distance of 460.40 feet to point "D"; said point being on the 397.0 foot contour; turn right and run Northeasterly along the meanderings of the 397.0 foot contour to point "E"; the property line being the 397.0 foot contour; point "E" is more particularly located by the following description:

from said 460.40 foot course turn right an angle of 112 deg. 15' 30" a distance of 182.24 feet to point "E";

turn right an angle of 69 deg. 27' a distance of 202.26 feet to aforesaid centerline of 30.0 feet Easement; turn left an angle of 125 deg. 55' along said centerline of Easement a distance of 52.22 feet; turn right an angle of 19 deg. 09' along said centerline a distance of 111.60 feet to point of beginning; being in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East of the St. Stephens principal Meridian, Shelby County, Alabama. SUBJECT to 30foot private roadway.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent



20160107000006200 3/4 \$104.00
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Real Estate Sales Validation Form

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

Grantor's Name Ailene G. Rice
Mailing Address 265 PARADISE CIR
SHELBY, AL 35143

Grantee's Name David Farrington
Mailing Address 255 PARADISE CIR
SHELBY, AL 35143

Property Address 200 HWY 402
SHELBY AL 35143

Date of Sale 1/7/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 80,820



20160107000006200 4/4 \$104.00
Shelby Cnty Judge of Probate, AL
01/07/2016 10:15:00 AM FILED/CERT

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 1-7-2016

Print DAVID W FARRINGTON

☐ Unattested

Sign David W Farrington

(verified by)

(Grantor/Grantee/Owner/Agent) circle one