

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
DAVID F. FARNSWORTH and wife, WENDY M. FARNSWORTH
7962 HIGHWAY 119 SOUTH
ALABASTER, ALABAMA 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVEN HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$762,500.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, DOUGLAS L. KEY and wife, DEBORAH KEY, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAVID F. FARNSWORTH and wife, WENDY M. FARNSWORTH, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, which is the Northwest corner of Lot 4, Block 4, Green Valley, 4th Sector, as recorded in Map Book 7, Page 10, in the Probate Office of Shelby County, Alabama, and run in Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, which is the West line of said Green Valley, 4th Sector, for a distance of 954.48 feet, which is 129.48 feet South of the Northwest corner of Lot 10, Block 4, of said Green Valley, 4th Sector, thence turn an angle to the right of 93 degrees 10 minutes 55 seconds and run in a Westerly direction for a distance of 783.04 feet; thence turn an angle to the right of 78 degrees 11 minutes 04 seconds and run in a Northwesterly direction for a distance of 72.76 feet; thence turn an angle to the left of 79 05 minutes 53 seconds and run in a Westerly direction for a distance of 401.31 feet to a point on the East right of way line of Alabama Highway No. 119; thence turn an angle to the right of 80 degrees 19 minutes 16 seconds and run in a Northwesterly direction along said East right of way line for a distance of 640.35 feet, more or less to the Southwest corner of the Sarris property as established on a survey of William Eagan in July, 1977; thence turn an angle to the right of 100 degrees 34 minutes 05 seconds and run in a Easterly direction along the South line of the Sarris property as shown on said survey by William Eagan for a distance of 962.95 feet; thence turn an angle to the left of 93 degrees 09 minutes 27 seconds and run in a Northerly direction for a distance of 250.95 feet; thence turn an angle to the right of 91 degrees 46 minutes 02 seconds and run in an Easterly direction for a distance of 315.00 feet to the point of beginning, being situated in Shelby County, Alabama.

Being the same property as that shown on Survey of Norris W. Hughes, Ala Reg. No. 11669, dated 1/31/91, and being more particularly described as follows:

A parcel of land lying in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, more particularly described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, said point also being the Northwest corner of Lot 4, Block 4, Green Valley, 4th Sector, as recorded in Map Book 7, Page 10, in the Office of the Probate Judge of Shelby County, Alabama; thence in Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 954.53 feet; thence right an angle of 93 degrees 10 minutes 42 seconds Westerly 782.71 feet; thence right 78 degrees 00 minutes 07 seconds Northerly 72.49 feet; thence left 78 degrees 54 minutes 12 seconds Westerly 401.34 feet to a point on the curve Easterly right of Alabama Highway No. 119; thence right 73 degrees 41 minutes 28 seconds to a line tangent to a curve to the right having a radius of 2,770.00 feet; thence right from said tangent; through a central angle of 13 degrees 15 minutes 45 seconds Northwesterly along said curve Right of Way 641.18 feet; thence right 93 degrees 54 minutes 22 seconds from a line tangent to the foregoing curve, Easterly 962.78 feet; thence left 93 degrees 12 minutes 29 seconds Northerly 251.37 feet; thence right 91 degrees 48 minutes 36 seconds Easterly 315.17 feet to the point of beginning.

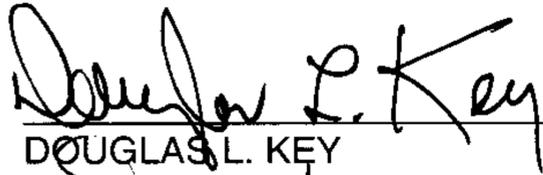
SUBJECT TO:

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictive Covenants, if any.
3. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Shelby Real 311 Page 712 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 7TH day of MARCH, 2017.



DOUGLAS L. KEY



DEBORAH KEY

STATE OF ALABAMA

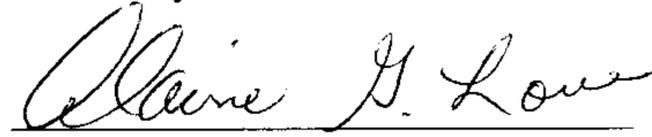
COUNTY OF SHELBY



20170313000083630 2/3 \$783.00
Shelby Cnty Judge of Probate, AL
03/13/2017 10:45:32 AM FILED/CERT

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DOUGLAS L. KEY and wife, DEBORAH KEY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7TH day of MARCH, 2017.



NOTARY PUBLIC
My Commission Expires: 10/31/2019

Grantor's Name:
DOUGLAS L. KEY & DEBORAH KEY
Mailing Address:
7962 HIGHWAY 119 SOUTH
ALABASTER, ALABAMA 35007

Property Address:
7962 Hwy. 119 South
Alabaster, AL 35007

Bill of Sale
 Sales Contract
 Closing Statement

Grantee's name:
DAVID F. FARNSWORTH & WENDY M. FARNSWORTH
Mailing Address:
7962 HIGHWAY 119 SOUTH
ALABASTER, ALABAMA 35007

Date of Sale: MARCH 7TH, 2017
Total Purchase Price: \$762,500.00
or
Actual Value
or
Assessor's Market Value

Front of Foreclosure Deed
 Appraisal
 Other _____



20170313000083630 3/3 \$783.00
Shelby Cnty Judge of Probate, AL
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