


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20170329000104330 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
03/29/2017 08:17:13 AM FILED/CERT

Send Tax Notice to:
Bobby & Savannah McFraland
8085 Hghway 26
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY SIX THOUSAND SEVEN HUNDRED THIRTY AND NO/100 DOLLARS (\$46,730.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard Ray and Tammy Ray, husband and wife** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Bobby McFarland and Savannah McFarland, husband and wife** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the southeast corner of Section 13, Township 21 south, Range 2 west, Shelby County, Alabama and run thence northerly along the east line of said Section 13 a distance of 453.22' to a point; Thence turn 88 degrees 39 minutes 32 seconds left and run westerly 270.32' to a steel rebar corner and the point of beginning of the property being described; Thence continue along last described course 327.39' to a steel rebar corner; Thence turn 90 degrees 04 minutes 07 seconds right and run northerly 620.00' to a steel rebar corner on the south margin of Shelby County Highway No. 26 in a curve to the right; thence turn 93 degrees 35 minutes 59 seconds right to chord and run easterly along the chord of said highway curve a chord distance of 314.65' to a steel rebar corner; Thence turn 85 degrees 07 minutes 43 seconds right from chord and run southerly 600.00' to the point of beginning, containing 4.51 acres.

SUBJECT TO:

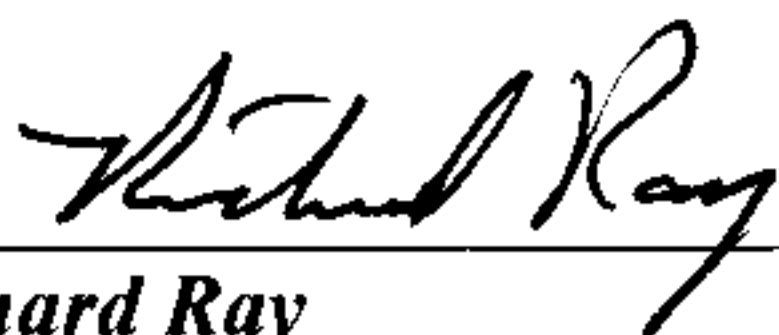
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

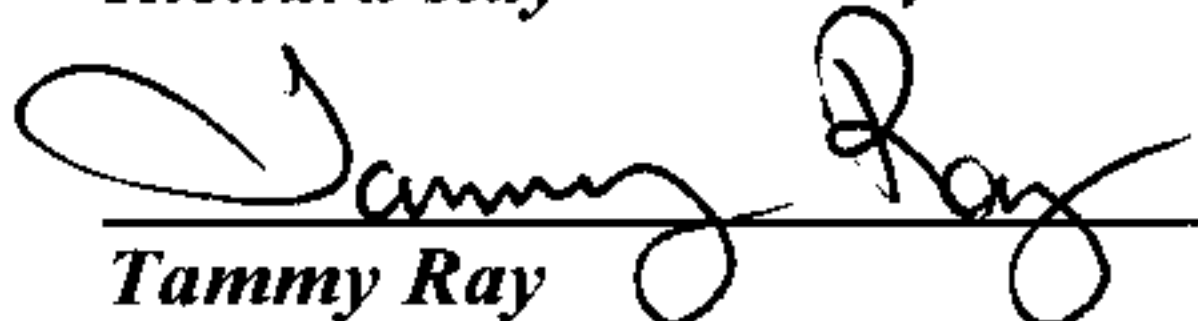
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 28th day of March, 2017.

Shelby County, AL 03/29/2017
State of Alabama
Deed Tax: \$47.00



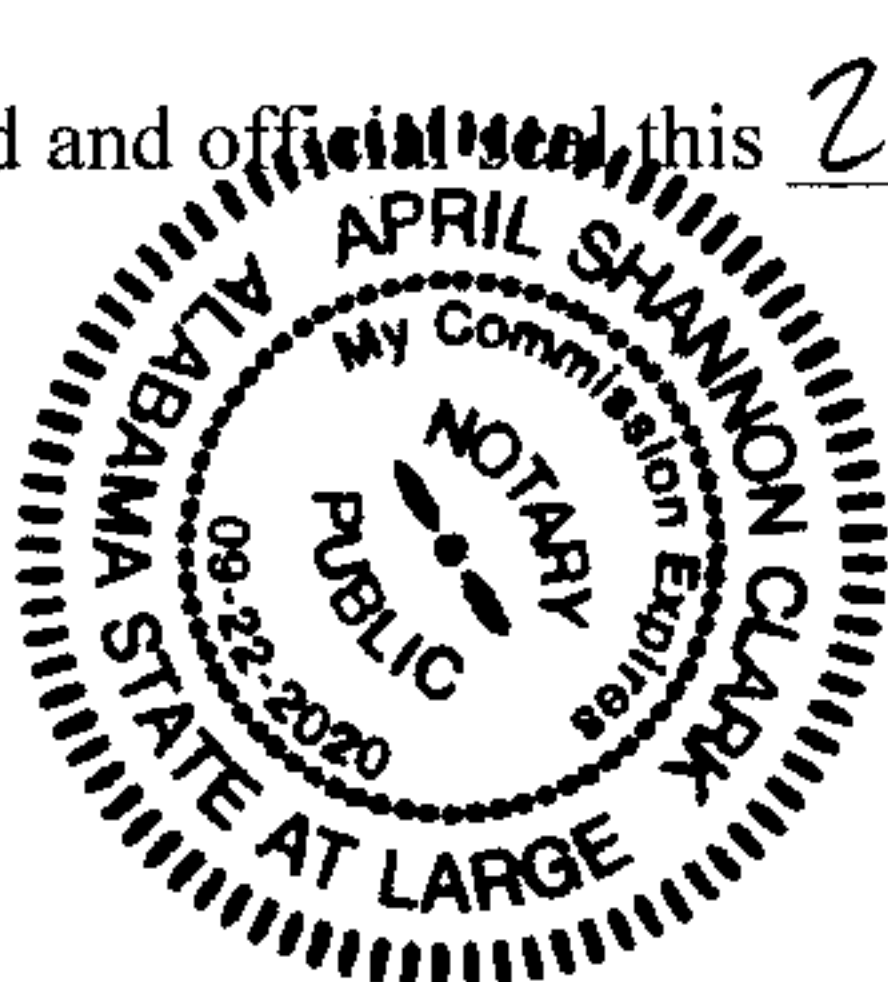
Richard Ray


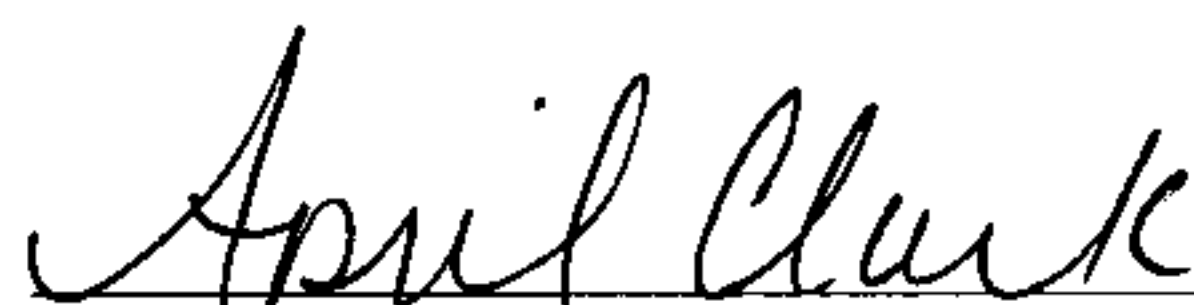
Tammy Ray

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Richard and Tammy Ray**, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2017.





Notary Public
My Commission Expires: 9/22/2020

Real Estate Sales Validation Form

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

Grantor's Name Richard and Tammy Ray Grantee's Name Bobby and Savannah
 Mailing Address 5580 Hwy 26 Mailing Address McFarland
Columbiana, AL 8085 Hwy 26
35051 Columbiana, AL
35051
 Property Address 8085 Hwy 26 Date of Sale X
Columbiana, AL Total Purchase Price \$ X
35051 or
 Actual Value \$ X
 or
 Assessor's Market Value \$ 46,730.00

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 ☒ Appraisal
☐ Sales Contract ☒ Other Shelby City Tax Assessment
☐ Closing Statement Total Market Value

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 March 17, 2017 Print Richard Ray
 Unattested Sign [Signature]
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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