

State of Alabama
Shelby County

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

WARRANTY DEED, JOINT TENANTS WITH OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

ONE HUNDRED & 00/100 (\$100.00) Dollars to the

Undersigned grantor in hand paid by the GRANTEE herein,
the receipt where of is acknowledge, I,

Ailene G. Rice

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

David & Georgiann Farrington, and George & Angie 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 # 33-6-13-0-001-006.00

Property Address: 200 Highwa6 402, Shelby, Al 35143

Subject To:

Ad valorem taxes for current tax year and subsequent years not due and
Payable until October 1, 2017. Existing covenants and restrictions,
easements, building line and limitation of record.

TO HAVE AND TO HOLD, the trace 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 t6he said GRANTEES, 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, and unless otherwise noted above that I have a
Good faith to sell and convey the same as a foresaid: 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.

Shelby County, AL 05/05/2017
State of Alabama
Deed Tax: \$35.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5TH
Day of May, 2017.


Ailene G. Rice

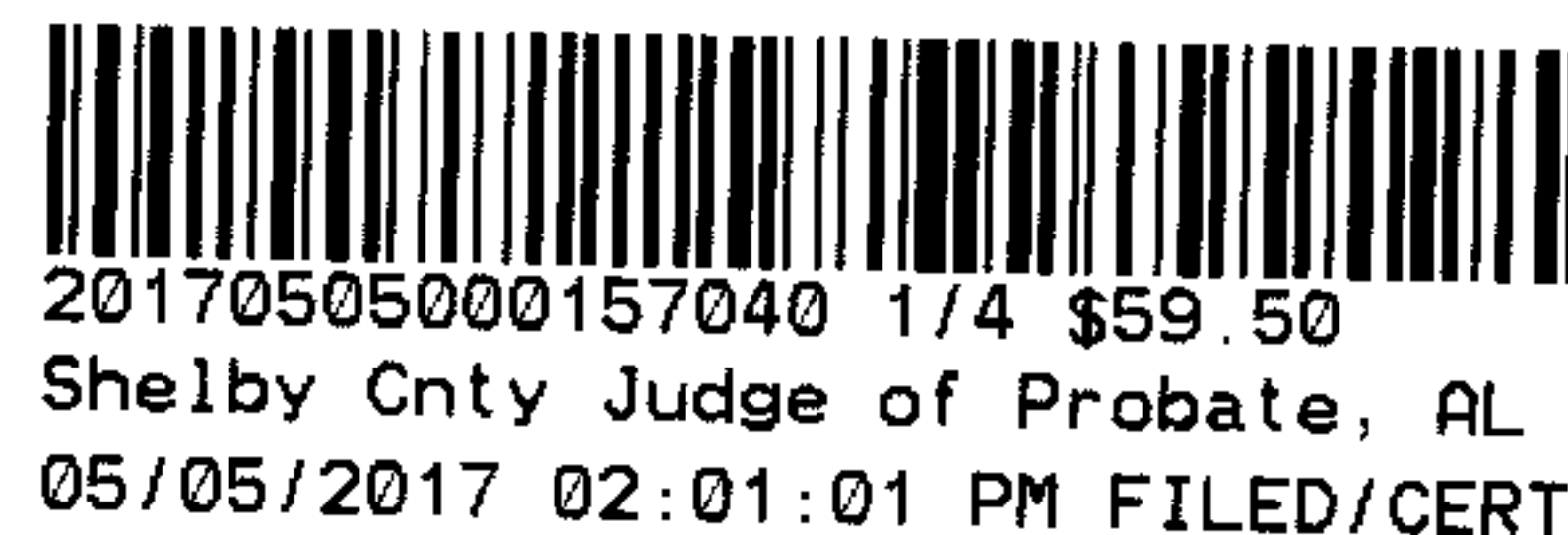


Exhibit A



20170505000157040 2/4 \$59.50
Shelby Cnty Judge of Probate, AL
05/05/2017 02:01:01 PM FILED/CERT

Lot 3 according to Map of "Rice Acres, Sector Two", as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 87.

Subject to Easement for public utilities as shown on map of said Rice Acres Sector Two.



20160115000015240 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/15/2016 09:50:18 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY



20170505000157040 3/4 \$59.50
Shelby Cnty Judge of Probate, AL
05/05/2017 02:01:01 PM FILED/CERT

I, THE UNDERSIGNED, A Notary Public in and for said county, in the said State, hereby certify that Ailene G. Rice whose name is signed to the forgoing conveyance, and who is known to me, Acknowledge 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 the 5th day of MAY, 2017


Notary Public

My Commission Expires April 11, 2021

My commission Expires: _____

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 & DAVID & GEORGE W. FALLINGTON

Grantee's Name

GEORGE & ANGIE FALLINGTON

Mailing Address

265 PARADISE CIR
SHELBY, AL 35143

Mailing Address

2817 HWY 71
SHELBY, AL 35143

Property Address

200 HWY 402
SHELBY, AL

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

70,460 ¹/₂

35,230

Parcel # 336-130-001-006.000

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

TAX ASSESSORS OFFICE

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20170505000157040 4/4 \$59.50
Shelby Cnty Judge of Probate, AL
05/05/2017 02:01:01 PM FILED/CERT

Instructions

Grantor's name and mailing address - provide the name of the person or persons 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 5-5-17

Print

DAVID W FALLINGTON

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

[Signature]

Form RT-1