


Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Daniel M. Farmer
630 Lay Lake Lane
Sylacauga, AL 35151

CORPORATE DEED/JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

Shelby County, AL 06/18/2018
State of Alabama
Deed Tax:\$208.00


20180618000215120 1/3 \$229.00
Shelby Cnty Judge of Probate: AL
06/18/2018 02:09:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF TWO HUNDRED EIGHT THOUSAND DOLLARS AND NO/100 DOLLARS (\$208,000.00) *being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)*, to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **First Financial Bank, a Corporation, whose mailing address is P.O. Box 340, Bessemer, AL 35021**(herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **DANIEL MICHAEL FARMER AND REBECCA HUNT FARMER, HUSBAND AND WIFE, whose mailing address is 630 Lay Lake Ln., Sylacauga, AL 35151** (herein referred to as Grantee(s)) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY County, Alabama** to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Property Address: 28+ ACRES, HIGHWAY 71, SHELBY, AL 35143

166,400 of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

SUBJECT TO:

- Item 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.
- Item 2. Rights or claims of parties in possession not shown by the public records.
- Item 3. Easements, or claims of easements, not shown by the public records.
- Item 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- Item 5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Item 6. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Item 7. Taxes for the year 2018 and subsequent years.
- Item 8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Item 9. Less and except any part of subject property lying within Spring Creek
- Item 10. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 320, Page 965, Volume 320, Page 988 and Volume 343, Page 768.

TO HAVE AND HOLD the afore-granted premises in fee simple to the said Grantee his heirs, successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **First Financial Bank** by its **Senior Vice President, Neil Walker**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: June 1, 2018.

GRANTOR(S): **First Financial Bank**

By:  (SEAL)
Neil Walker, Its Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


ACKNOWLEDGEMENT

I, the undersigned notary public in for said State, hereby certify that, **Neil Walker as Senior Vice President of First Financial Bank** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: June 1, 2018.



 (Seal)
Notary Public
My Commission Expires: 12/29/21


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LEGAL DESCRIPTION
EXHIBIT "A"

A parcel of land situated in the NE 1/4 of Fractional Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of Fractional Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°01'31"E along the North line of said section a distance of 462.54'; thence S01°58'29"E a distance of 128.73' to the Point of Beginning; thence S41°43'57"W a distance of 498.07'; thence S47°17'46"W a distance of 50.24'; thence S06°50'02"W a distance of 734.37'; thence S83°09'58"E a distance of 844.22'; thence S01°42'43"W a distance of 614.90'; thence S88°17'17"E a distance of 236.03' to the easterly right of way line of Shelby County Highway 71; thence N01°42'43"E along said right of way a distance of 342.65' to the point of curve to the right having a radius of 1,000.00', a central angle of 39°31'11" and subtended by a chord which bears N21°28'18"E, a chord distance of 676.16'; thence northerly along the arc of said curve a distance of 691.40'; thence northwesterly along the meanders of Lay Lake (Spring Creek), a distance of 1300', more or less, said meanders subtended by the following described closure line: thence N44°10'05"W a distance of 1232.50' to the Point of Beginning.


Also, a 50' ingress, egress drainage and utility easement lying 25' each side of and parallel to the following described centerline:


Commence at the NW corner of the NE 1/4 of Fractional Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°01'31"E along the North line of said section a distance of 462.54'; thence S01°58'29"E a distance of 128.73'; thence S41°43'57"W a distance of 498.07'; thence S47°17'46"W a distance of 50.24'; thence S06°50'02"W a distance of 734.37'; thence S83°09'58"E a distance of 372.25' to the Point of Beginning, said point being on a non tangent curve to the left having a radius of 500.00', a central angle of 19°15'02", and subtended by a chord which bears S 13°51'02" W, a chord distance of 167.20'; thence along said curve an arc distance of 167.99' to the point of a compound curve to the left having a radius of 230.00', a central angle of 53°33'37", and subtended by a chord which bears S 22°33'17" E, a chord distance of 207.26'; thence along said curve an arc distance of 215.00'; thence S 49°20'06" E a distance of 350.71' to the point of curve to the left having a radius of 175.00', a central angle of 12°01'54", and subtended by a chord which bears S 55°21'03" E, a chord distance of 36.68'; thence along said curve an arc distance of 36.75'; thence S 61°22'00" E a distance of 43.69' to the point of curve to the left having a radius of 250.00', a central angle of 26°33'38", and subtended by a chord which bears S 74°38'49" E, a chord distance of 114.86'; thence along said curve an arc distance of 115.89'; thence S 87°55'38" E a distance of 202.00' to the easterly right of way line of Shelby County Highway 71 and the Point of Termination of said easement.

Signed for Identification

**SUBJECT PROPERTY IS ONE AND THE SAME AS THAT PREVIOUSLY CONVEYED BY FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20080624000257600.


Daniel Michael Farmer


Rebecca Hunt Farmer


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