

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT LAUSON FARGHER and TAMMY LYN FARGHER, husband and wife (together herein, "Grantors"), whose address is 2435 Ric Drive, Gilroy, CA 95020, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to LAUSON L. FARGHER AND TAMMY L. FARGHER, TRUSTEES, or any successors in trust, under the FARGHER FAMILY 2002 TRUST dated April 25, 2002 and any amendments thereto (herein, "Grantee"), whose address is 2435 Ric Drive, Gilroy, CA 95020, **all of Grantor's undivided ninety-nine percent (99%) interest** in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 100 Fairview Lane, Montevallo, AL 35115

SOURCE OF TITLE: Instrument Number 20060606000264890

PROPERTY ID: 27 4 20 3 001 007.001

REAL PROPERTY TAX: \$_____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

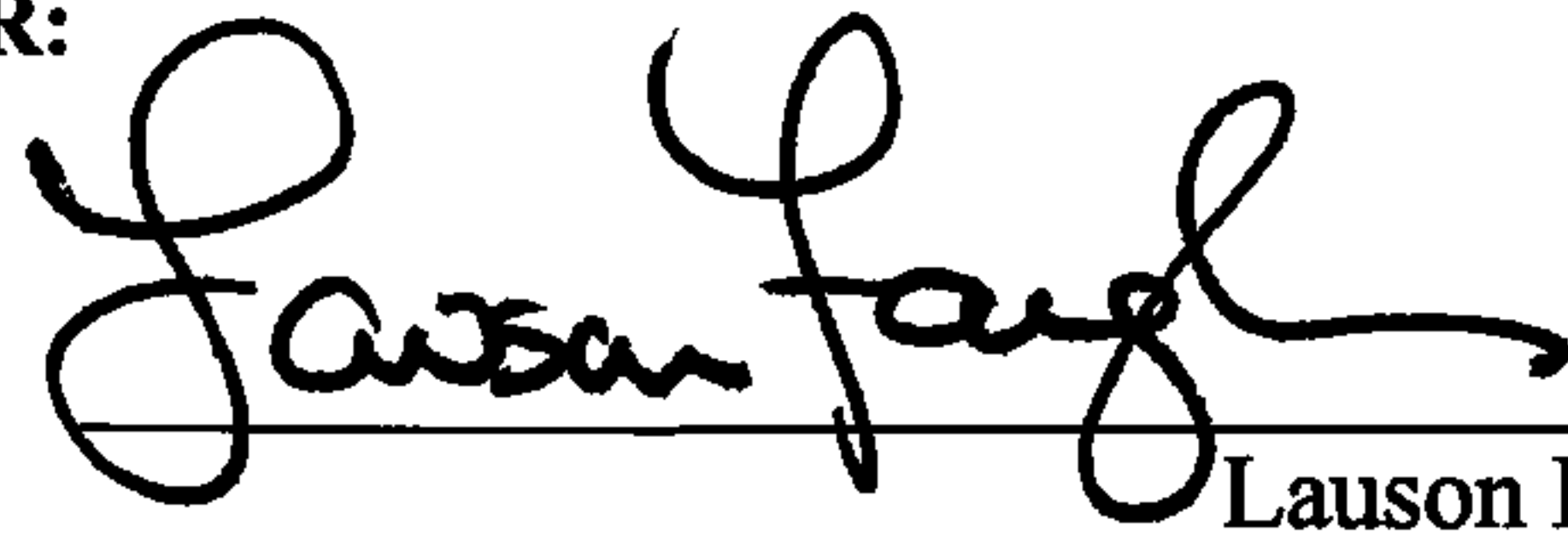
THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 6th day of June, 2018.

GRANTOR:

 (SEAL)
Lauson Fargher

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document"

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

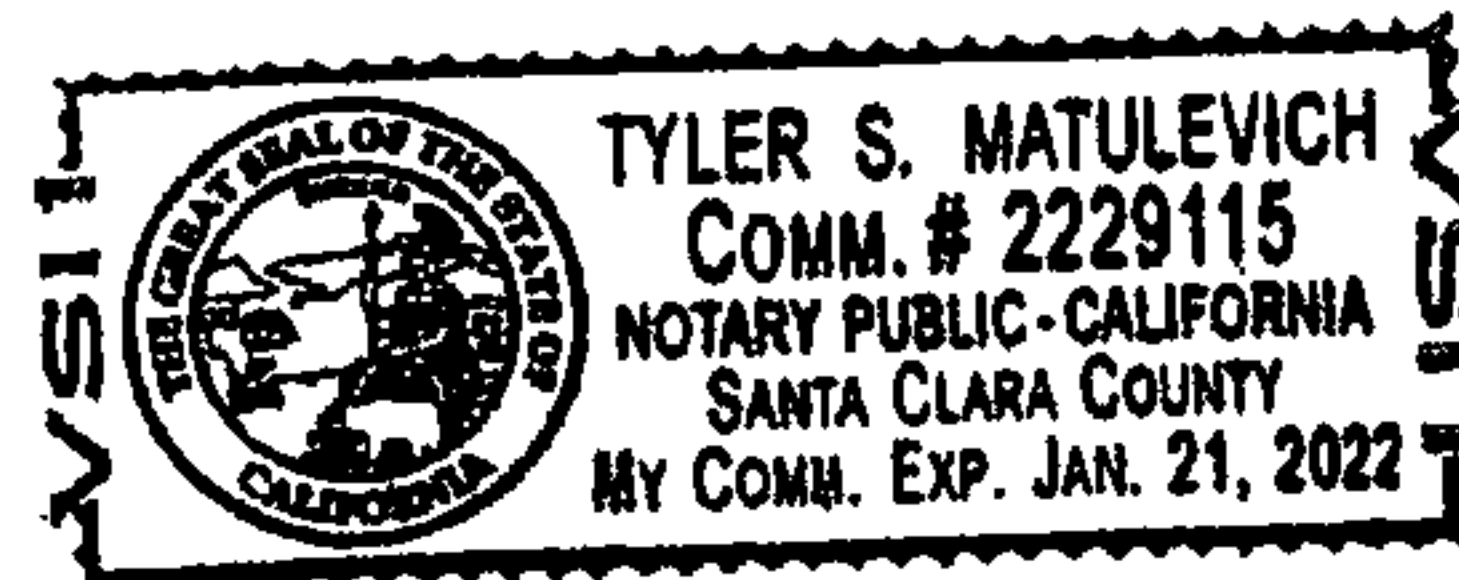
On 6/6, 2018, before me, Tyler S. Matulevich, a Notary Public, personally appeared Lauson Fargher, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



GRANTOR:

Tammy Lyn Fargher (SEAL)
Tammy Lyn Fargher

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document"

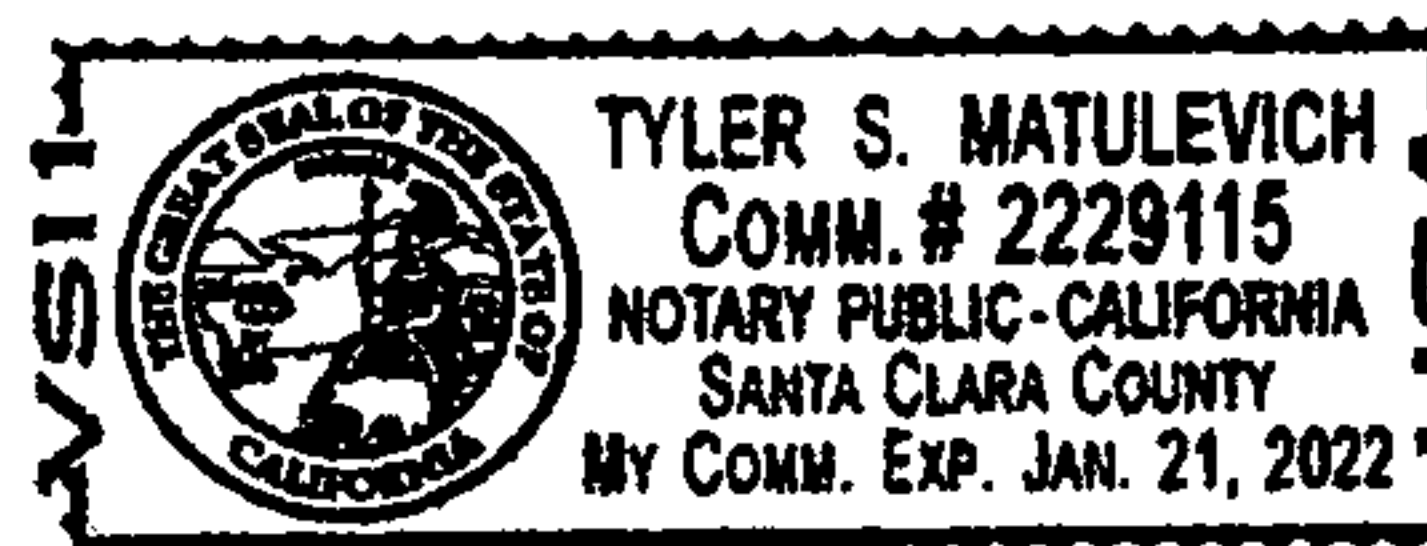
STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss.

On 6 / 6, 2018, before me, Tyler S. Matulevich, a Notary Public, personally appeared Tammy Lyn Fargher, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tyler S. Matulevich
Notary Public



This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

LARRY S. LAMANTIA, JR.
ATTORNEY AT LAW
2021 THE ALAMEDA, #102
SAN JOSE, CA 95126

The Grantee's address is:

LAUSON L. FARGHER, TRUSTEE
TAMMY L. FARGHER, TRUSTEE
2435 RIC DRIVE
GILROY, CA 95020

EXHIBIT A

[Legal Description]

LOT 1, ACCORDING TO THE SURVEY OF FAIRVIEW, AS RECORDED IN MAP BOOK 22, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LAUSON L. FARGHER
 Mailing Address TAMMY LYN FARGHER
2435 Ric Drive
Gilroy, CA 95020

Grantee's Name Lauson L. Fargher & Tammy L.
 Mailing Address Fargher, Trustees
Fargher Family 2002 Trust
2435 Ric Drive, Gilroy, CA 95020

Property Address 100 Fairview Lane
Montevallo, AL 35115

Date of Sale 06/06/2018
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 15,020.00

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 County Property Tax Commissioner
☐ Closing Statement

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 6.6.18

Unattested

[Signature]
 (verified by)

Print Lauson Fargher / Tammy Fargher
 Sign *[Signature]* *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 County Clerk
 Shelby County, AL
 06/21/2018 09:59:46 AM
 642-50 CHERK
 20180621000220650

Print Form

Form RT-1