

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210

File No.: 186238

Send Tax Notice To: Michael Mead
225 College St
Vincent, AL 35178

20180905000317660

09/05/2018 08:56:58 AM

DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Seven Thousand Dollars and No Cents (\$87,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Gary A. Farmer and Linda Lee Farmer, a married couple**, whose mailing address is 302 8th Ave Cuba, AL 36097 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Mead**, whose mailing address is **225 College St, Vincent, AL 35178** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **225 College St., Vincent, AL 35178**; to wit:

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama and more particularly described as follows: Commence at the Southeast corner of said quarter- quarter section; thence run North along the East line thereof, a distance of 468.0 feet; thence 87 degrees, 49 minutes left and run a distance of 45 feet to the point of beginning at the intersection of the West line of center street and the North line of Berney Street, thence continue in same direction along the North line of Berney Street a distance of 195.0 feet; thence 87 degrees, 49 minutes right, for a distance of 101.17 feet; thence 92 degrees 11 minutes right for a distance of 195.0 feet to the West line of center street; thence 87 degrees, 49 minutes right along the West line of center street, for 101.17 feet to the point of beginning. Also, property has rights to ingress and egress to adjacent streets, as recorded in Real Volume 262, Page 585, in the Probate Office of Shelby County, Alabama.


Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$85,424.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2018.



Gary A. Farmer



Linda Lee Farmer

State of Alabama

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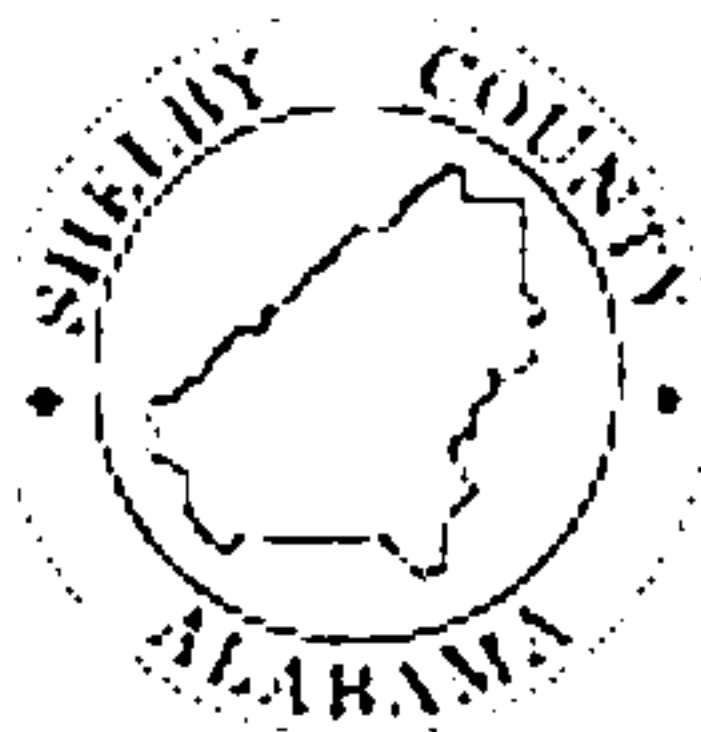
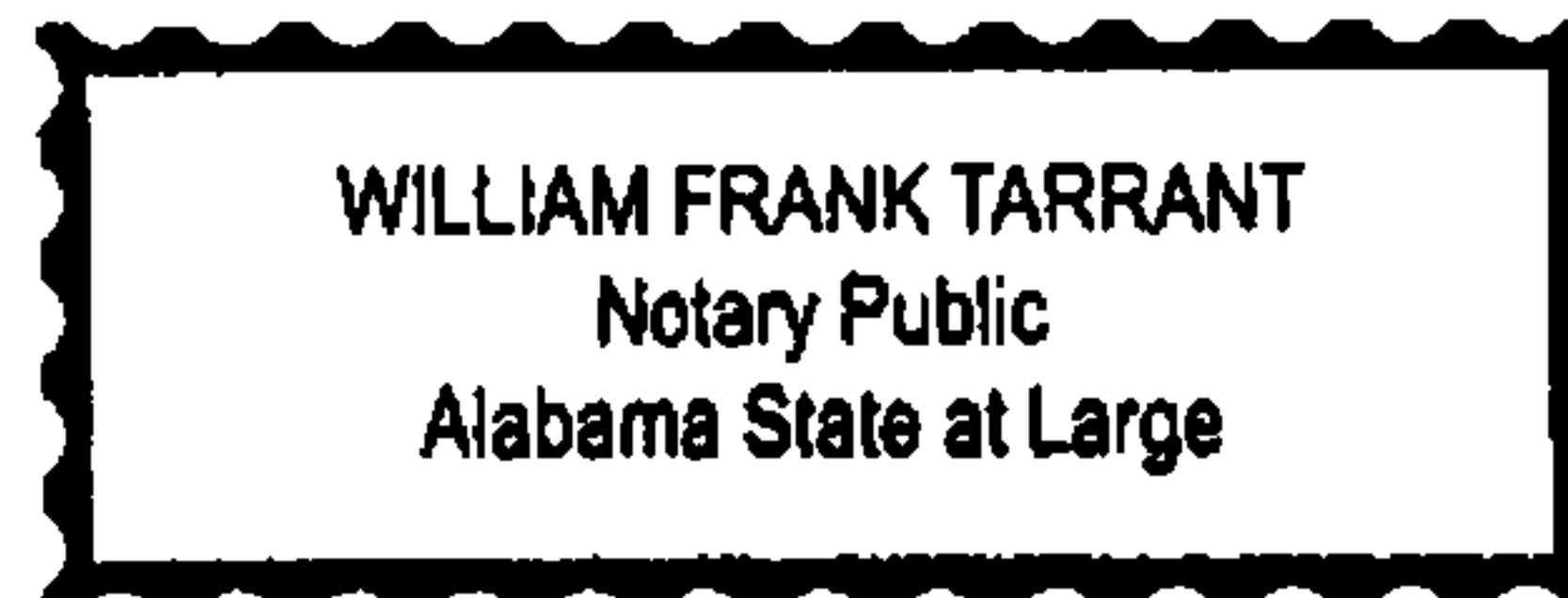
County of Shelby

I, William Frank Tarrant, a Notary Public in and for the said County in said State, hereby certify that Gary A. Farmer and Linda Lee Farmer, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2018.

William Frank Tarrant
Notary Public, State of Alabama

My Commission Expires: 12/5/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2018 08:56:58 AM
\$20.00 CHERRY
20180905000317660

Allie S. Bayl

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