

Prepared by:
Michael D. Brymer
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20195181

Send Tax Notice To:
William E Kirby Charnita Kirby
3007 O Connor Court
Helena, AL 35080

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty Nine Thousand Dollars and No Cents (\$169,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Evelyn Farr** , an unmarried woman (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **William E Kirby and Charnita Kirby** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Survey Braelinn Village, Phase 1, as recorded in Book 11, page 100 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$135,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Evelyn Farr one of the grantees in survivorship deed in Inst 20031009000680420, is the surviving grantee; Whereas David F. Farr, the other grantee, is now deceased.

Note: Evelyn Farr is one and the same as Evelyn Arlene Farr.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

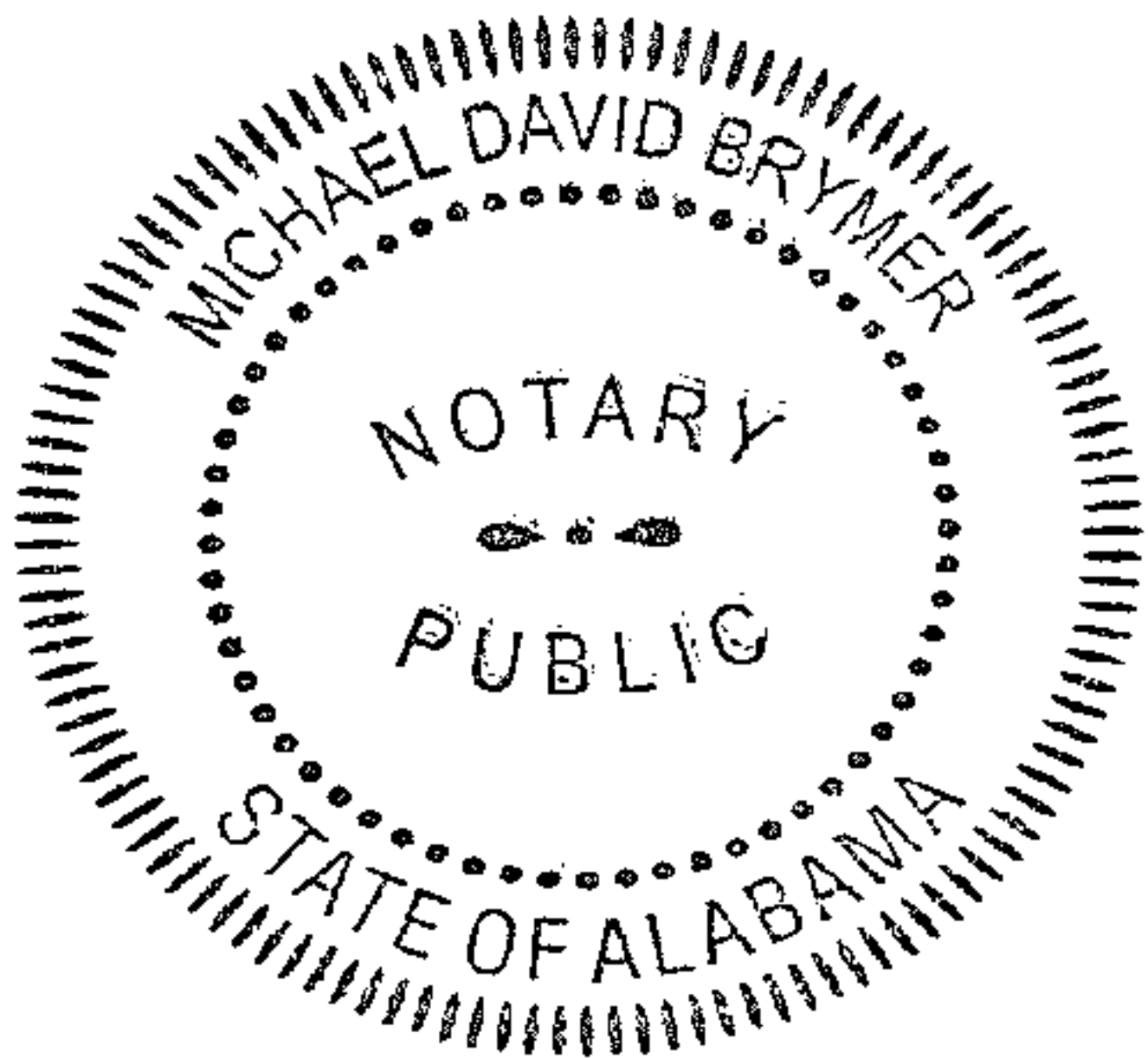
IN WITNESS WHEREOF, I have hereunto set my hand and seal , this the 1st day of July, 2019.

Evelyn Farr
By: David John Farr, Attorney in fact
Evelyn Farr
By: David John Farr, Attorney-in-fact

State of Alabama
County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Evelyn Farr by David John Farr, her attorney-in-fact by power of attorney whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such attorney-in-fact with full authority, executed the same voluntarily for the act of the said Evelyn Farr on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2019.



[Signature]
Notary Public: Michael D Brymer
My Commission Expires: September 25, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Evelyn Farr	Grantee's Name	William E Kirby Charnita Kirby
Mailing Address	3007 O Conner Court Helena, AL 35080	Mailing Address	3007 O Connor Court Helena, AL 35080
Property Address	3007 O Connor Court Helena, AL 35080	Date of Sale	July 01, 2019
		Total Purchase Price	\$169,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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
☐ 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 of 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 July 01, 2019

Unattested

(verified by)

Print Evelyn Farr

By: David John Farr, Attorney-in-fact

Sign Evelyn Farr

(Grantor/Grantee/Owner/Agent) circle one

By: David John Farr, Attorney in fact



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2019 11:55:46 AM
\$52.00 CHERRY
20190708000241870

Allen S. Bayl