

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25542

Send Tax Notice To: Cory Gaines Farmer
1325 Highway 49
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, 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, **Lori A. Mumpower**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cory Gaines Farmer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$82,450.00 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 12th day of July, 2019.

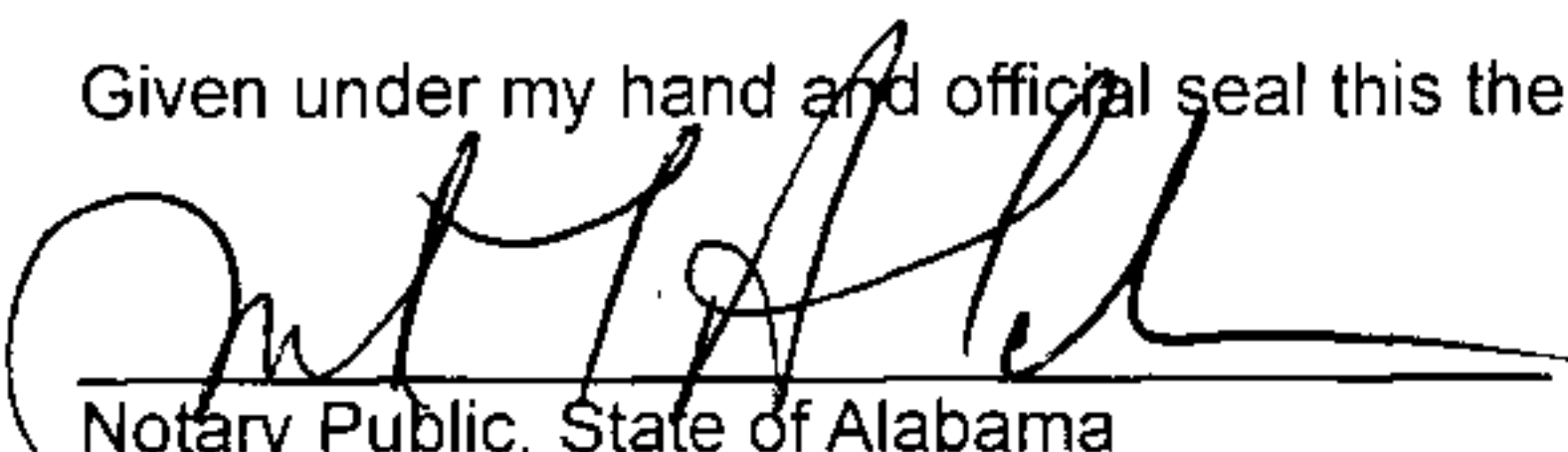

Lori A. Mumpower

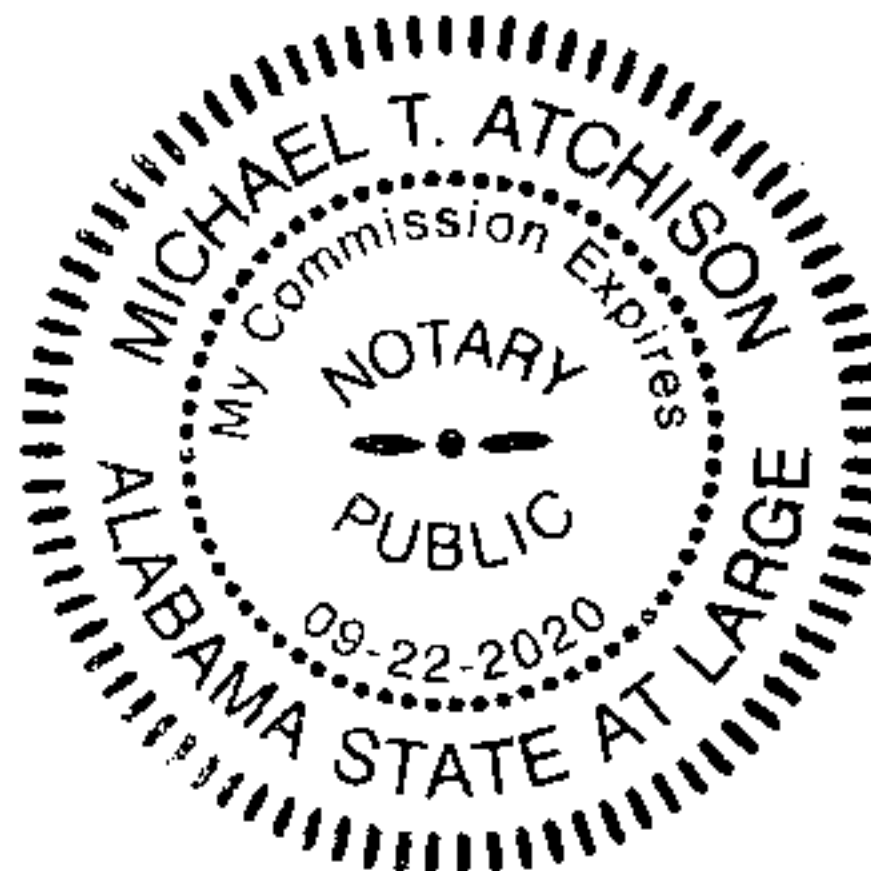
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lori A. Mumpower, 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 12th day of July, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20190715000249840 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
07/15/2019 08:21:44 AM FILED/CERT

Shelby County, AL 07/15/2019
State of Alabama
Deed Tax: \$85.00

EXHIBIT "A"
LEGAL DESCRIPTION


A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section 1278.32 feet to a point on the West right of way of Shelby County Highway #49; thence turn right 90 degrees 08 minutes 16 seconds and run South along said right of way 350.00 feet to the point of beginning; thence continue along last described course 210.00 feet; thence turn right 89 degrees 51 minutes 44 seconds and run East 620.00 feet; thence turn right 90 degrees 08 minutes 16 seconds and run North 210 feet; thence turn right 89 degrees 51 minutes 44 seconds and run East 620.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

LESS AND EXCEPT: A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section 1278.32 feet to a point on the West right of way of Shelby County Highway #49; thence turn right 90 degrees 08 minutes 16 seconds and run South along said right of way 350.00 feet; thence turn right 89 degrees 51 minutes 04 seconds and run West 210.08 feet to the point of beginning of said exception; thence continue last course 30.50 feet; thence turn left 169 degrees 22 minutes 07 seconds and run Southeast 29.97 feet; thence turn left 90 degrees 00 minutes 00 seconds and run Northeast 5.63 feet to the point of beginning of said exception. Being situated in Shelby County, Alabama.

LESS AND EXCEPT: A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at a rebar found at the intersection of the Westerly right of way line of County Highway 49 and the North line of said Section 6; thence run South 00 degrees 00 minutes 06 seconds West along said Westerly right of way line a distance of 349.46 feet to a 1/2-inch rebar set and the point of beginning; thence continue South 00 degrees 01 minutes 19 seconds East along said Westerly right of way line a distance of 26.37 feet to rebar found; thence run North 89 degrees 32 minutes 27 seconds West a distance of 289.29 feet to a 1/2-inch rebar set; thence run North 04 degrees 33 minutes 21 seconds West a distance of 22.16 feet to a 1/2-inch rebar set; thence run North 89 degrees 36 minutes 50 seconds East a distance of 291.05 feet to the point of beginning.

24 month chain of title: Instrument #20140923000298860, being a Quitclaim Deed from William A. Mumpower, an unmarried man, to Lori A. Mumpower, dated March 5, 2014.


20190715000249840 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
07/15/2019 08:21:44 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Lori A. Mumpower
Mailing Address _____

356 Summerchase DR
Calera, AL 35040

Grantee's Name Cory Gaines Farmer
Mailing Address 1325 Highway 49

Columbiana, AL 35051

Property Address 1325 Highway 49
Columbiana, AL 35051

Date of Sale July 12, 2019
Total Purchase Price \$85,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 08, 2019

Print Lori A. Mumpower

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190715000249840 3/3 \$106.00
Shelby Cnty Judge of Probate, AL
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Form RT-1