

This Instrument was Prepared by:

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

Send Tax Notice To: Connie Farish

524 N. River Dr.
Shelby, AL 35143

File No.: MV-20-26362

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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, **Evelyn King Davis, a single woman, Max Ray King, a married man and Dennis James King, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Connie Farish**, (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 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or their spouses.

Grantors herein are all the heirs at law of Annie Mae King, having died on July 14, 2018.

\$0.00 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 30th day of June, 2020.

Evelyn King Davis
Evelyn King Davis

Max Ray King
Max Ray King

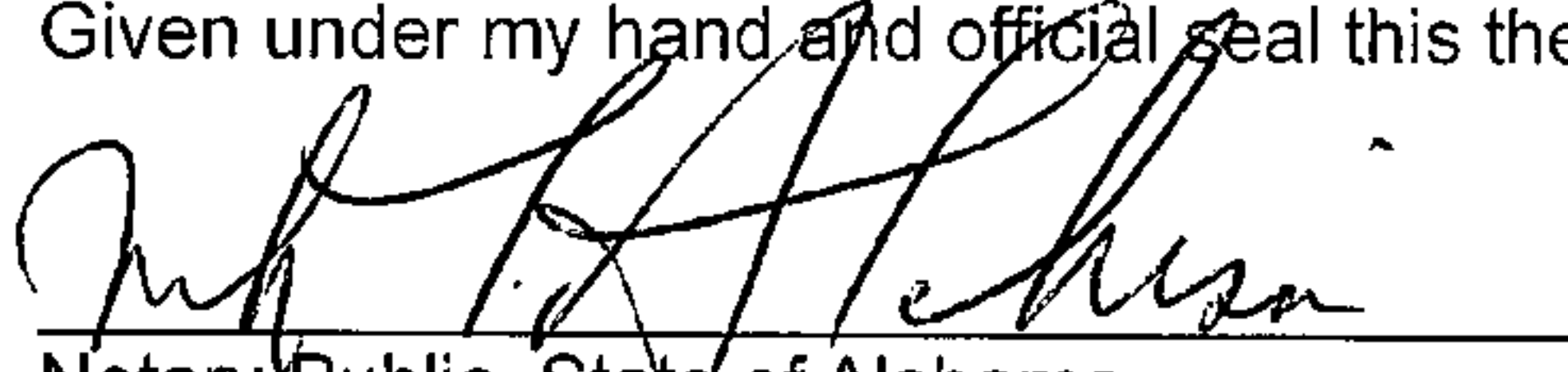
Dennis James King
Dennis James King

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 Evelyn King Davis, Max Ray King, and Dennis James King, 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 30th day of June, 2020.


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

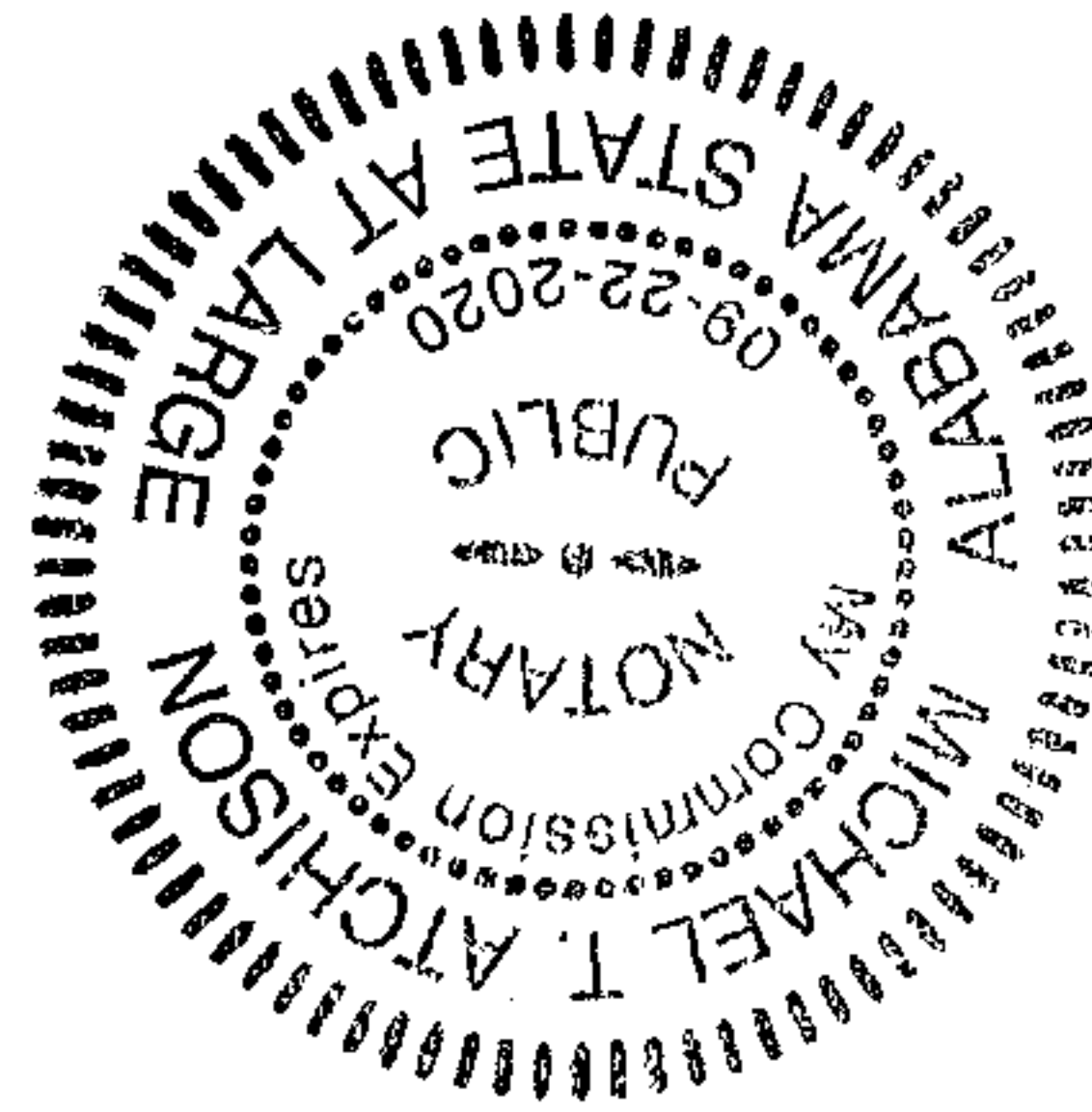
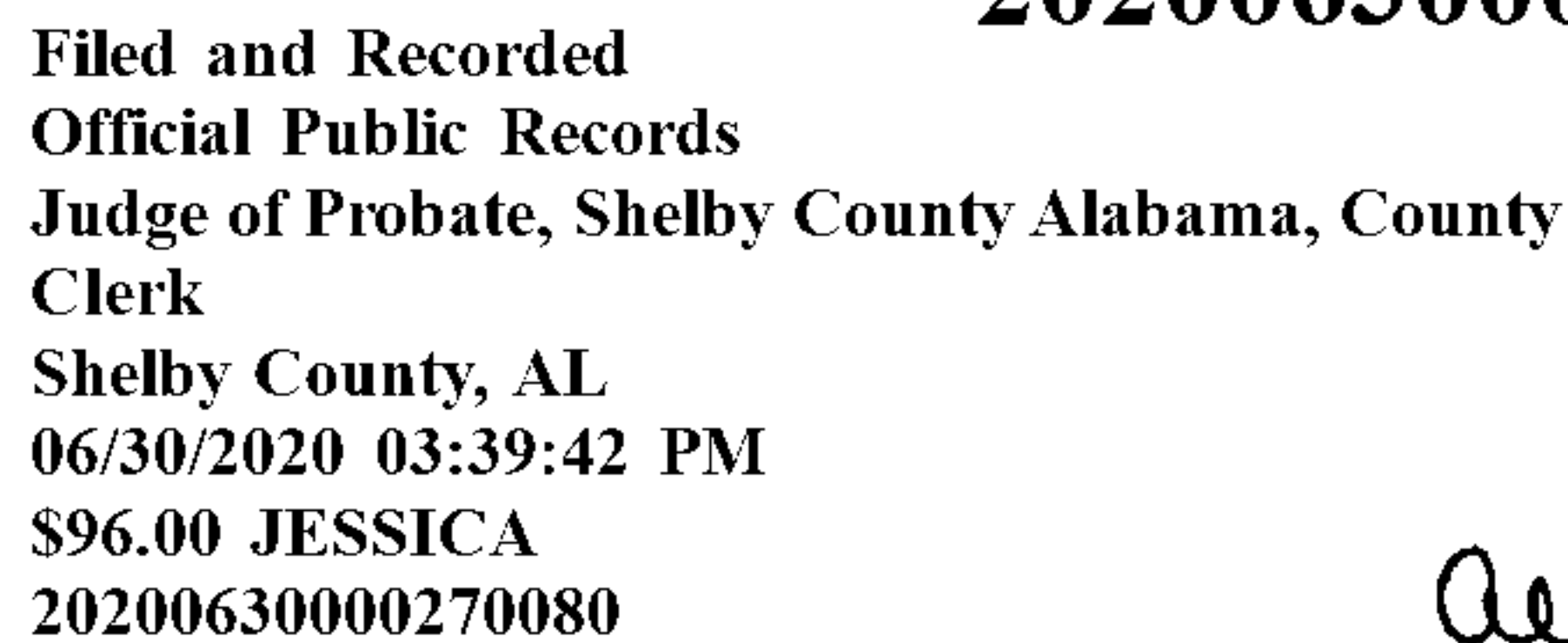


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, thence run East along the South line of said 1/4 - 1/4 Section a distance of 80.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 45.62 feet to the South R.O.W. line of Alabama Highway No. 25; thence turn an angle of 81 deg. 52 min. to the right and run a distance of 259.39 feet to a point on said R.O.W. line; thence turn an angle of 2 deg., 30 min. to the right and run a distance of 51.2 feet to a point on said R.O.W. line; thence turn an angle of 00 deg. 31 min. to the left and run a distance of 135.49 feet to a point on said R.O.W. line and the point of beginning; thence continue in the same direction along said R.O.W. line a distance of 10.00 feet; thence turn an angle of 2 deg. 16 min. to the left and run a distance of 90.25 feet to a point on said R.O.W. line; thence turn an angle of 99 deg. 14 min. to the right and run a distance of 274.64 feet to the North R.O.W. line of the Southern Railroad; thence turn an angle of 65 deg. 16 min. to the right and run a distance of 112.75 feet to a point on said R.O.W. line; thence turn an angle of 115 deg. 19 min. to the right and run a distance of 306.14 feet to the point of beginning; situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East.



Allen S. Bayal

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

Date of Sale	June 30, 2020
Total Purchase Price	\$65,000.00
or	
Actual Value	
or	
lessor's Market Value	

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Appraisal
_____ Other

Instructions

Form RT-1