This Instrument was Prepared by:

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

File No.: MV-20-26362

Send Tax Notice To: Connie Farish

# 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.

Dennis James King

### 20200630000270080 06/30/2020 03:39:42 PM DEEDS 2/4

#### 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

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My Commission Expires: September 22, 2020

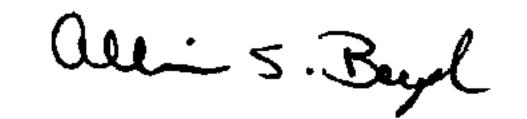
# EXHIBIT "A" LEGAL DESCRIPTION

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 and 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 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2020 03:39:42 PM
\$96.00 JESSICA

20200630000270080



## 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 King Davis Max Ray King	Gr	antee's Name	Connie Farish
Mailing Address	Dennis James King	<u> </u>		524 Rin Brive
Mailing Address	295 99 Huy 28 Wilswille Al 35180	Ma Ser	ailing Address	Shelly A135143
Property Address	30510 Highway 25 Wilsonville, AL 35186	 Total P	Date of Sale urchase Price	June 30, 2020 \$65,000.00
			or Actual Value	
		Assessor's	or Market Value	
The purchase price one) (Recordation	e or actual value claimed on this for of documentary evidence is not rec	m can be verified quired)	d in the following	ng documentary evidence: (che
Bill of Sale	e -	Appraisa	al	
Sales Cor Closing St		Other		
16.				
of this form is not re	document presented for recordation equired.		ne required im	omation referenced above, the
		nstructions		
	•			
Grantor's name and	d mailing address - provide the nam	ne of the person	or persons cor	nveying interest to property and
current mailing add	iress.		•	
Grantee's name an conveyed.	d mailing address - provide the nan	ne of the person	or persons to	whom interest to property is beir
Property address -	the physical address of the property	y being conveye	d, if available.	
	the physical address of the property	•		
Date of Sale - the of Total purchase price	date on which interest to the propert e - the total amount paid for the pur	y was conveyed	•	I and personal, being conveyed
Date of Sale - the of Total purchase price the instrument offer Actual value - if the	date on which interest to the propert e - the total amount paid for the pur red for record. e property is not being sold, the true red for record. This may be evidence	y was conveyed chase of the pro	perty, both rea	l and personal, being conveved l
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Form RT-1