

THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OF A SURVEY,
OR A TITLE SEARCH, BY:
Nathan Gordon
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

SEND TAX NOTICE TO:
Wade O. Farmer
166 Ashford Way
Alabaster, Alabama 35007


20200805000332720 1/4 \$107.50
Shelby Cnty Judge of Probate, AL
08/05/2020 09:31:23 AM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE
INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE
EXAMINATION AND/OR OPINION WAS REQUESTED OF BAKER,
DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C., BY EITHER
GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR
RENDERED.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10th day of
JULY, 2020, by WADE O. FARMER, an unmarried man (hereinafter referred to as
the "Grantor"), to WADE O. FARMER, an unmarried man, and LYNNE FARMER BARNETT,
a married woman, as joint tenants with right of survivorship (collectively hereinafter referred to as
the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Grantor and Freda J, Farmer acquired the following described real estate
in the City of Alabaster, Shelby County, Alabama, by Corporation Form Warranty Deed, Jointly
for Life with Remainder to Survivor, dated June 28, 1996, and filed for record in the Shelby
County Probate Office in Instrument Number 1996-21258;

WHEREAS, the said Freda J, Farmer is deceased and, as a result, Grantor is the fee
owner of the Property (as hereinafter defined) as the reminder survivor; and

WHEREAS, through this Statutory Warranty Deed, Grantor desires to convey his interest
in the Property to himself and Lynne Farmer Barnett as joint tenants with rights of survivorship,
and not as tenants in common, for and during their joint lives and upon the death of either of
them, then to the survivor of them.

NOW THEREFORE, for and in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, as joint tenants with rights of survivorship, and not as tenants in common, for and during their joint lives and upon the death of either of them, then to the survivor of them, that certain real property situated in Shelby County, Alabama, as more particularly described as follows (the "Property"):

Lot 46, according to the Survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17 page 99 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the following matters:

1. Taxes, assessments or dues from the local district for the year 2020, and subsequent years, a lien not yet due and payable.
2. All matters of public record.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with rights of survivorship, and not as tenants in common, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

Grantor does for himself, his heirs, executors, administrators and assigns, covenant with Grantee, themselves, their heirs, executors, administrators and assigns, that Grantor, and himself, his heirs, executors, administrators and assigns, shall warrant and defend the same to Grantee, themselves, their heirs, executors, administrators and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Grantor hereby warrants that the Property constitutes the homestead of Grantor or Grantor's spouse.


20200805000332720 2/4 \$107.50
Shelby Cnty Judge of Probate, AL
08/05/2020 09:31:23 AM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Wade O. Farmer
166 Ashford Way
Alabaster, Alabama 35007

Grantee's Name and Mailing Address:

Wade O. Farmer and Lynne Farmer Barnett
166 Ashford Way
Alabaster, Alabama 35007

Property Address: 166 Ashford Way, Alabaster, Alabama 35007

Assessor's Market Value: \$152,400.00

$\frac{1}{2}$ VALUE \$ 76,200

The Assessor's Market Value of the Property can be verified by the Tax Assessor.

[Signature appears on following page.]



20200805000332720 3/4 \$107.50
Shelby Cnty Judge of Probate, AL
08/05/2020 09:31:23 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

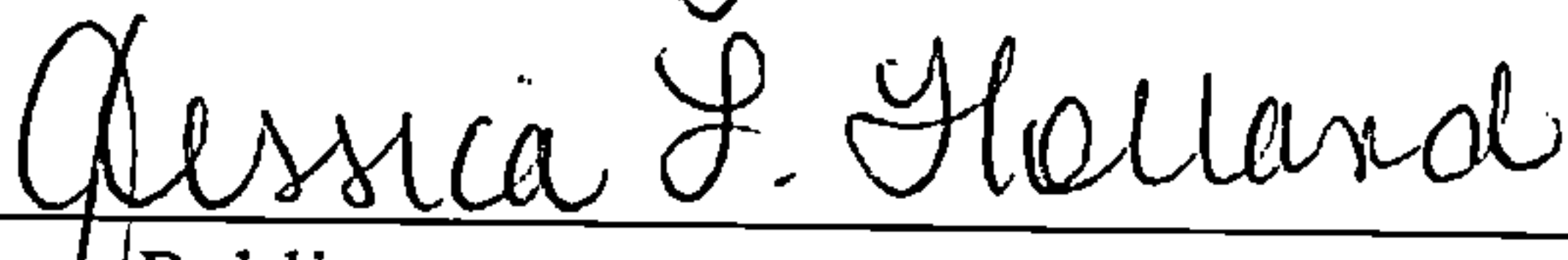
GRANTOR:


Wade O. Farmer

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wade O. Farmer, an unmarried man, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5 day of August 2020.



Notary Public
My Commission Expires: 2/22/22

[NOTARIAL SEAL]


20200805000332720 4/4 \$107.50
Shelby Cnty Judge of Probate, AL
08/05/2020 09:31:23 AM FILED/CERT

Shelby County, AL 08/05/2020
State of Alabama
Deed Tax: \$76.50