

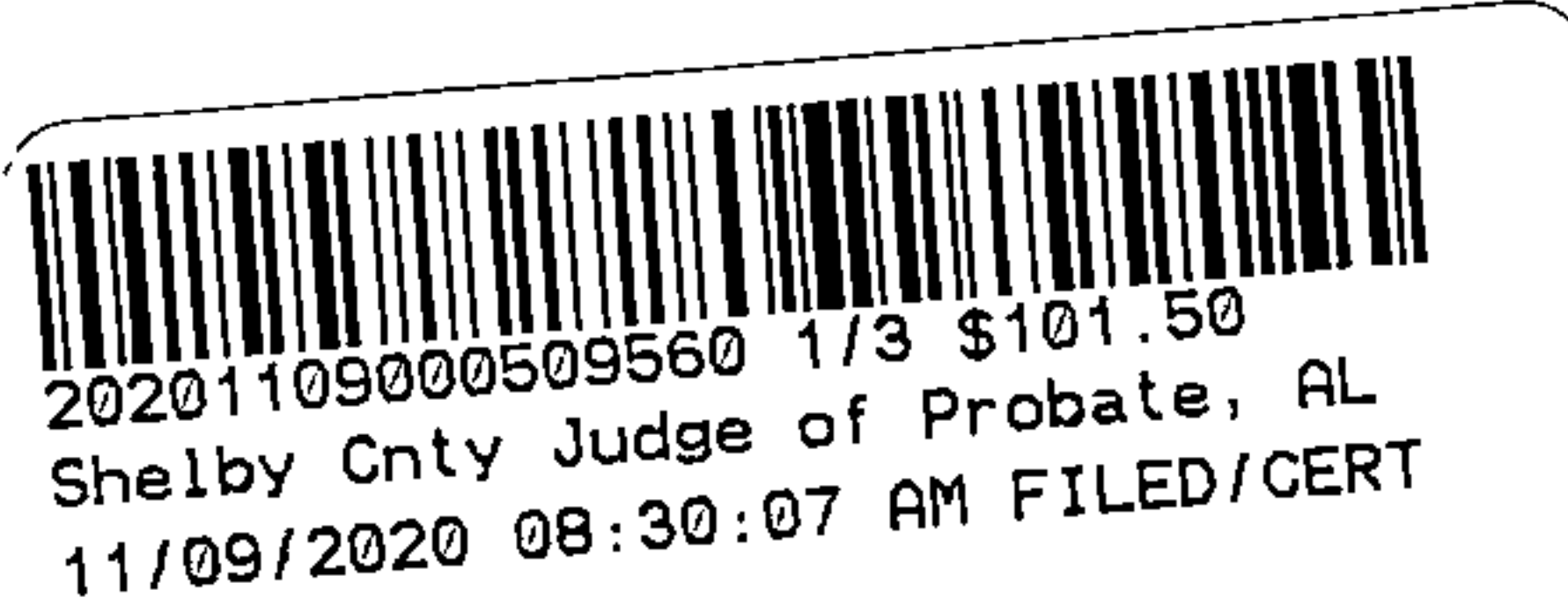
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JOHN M. FARMER and
JULIE V. FRANKLIN
778 HWY 31 S.
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, JOHN M. FARMER, a married man, and JULIE V. FRANKLIN, an unmarried woman, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JOHN M. FARMER a fifty percent (50%) interest, and unto JULIE V. FRANKLIN a fifty percent (50%) interest, (herein referred to as GRANTEES), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

From the Southeast corner of the NW1/4 of the NE1/4 of Section 18, Township 21 South, Range 2 West, run West along the South boundary line of the NW1/4 of the NE1/4, Section 18, Township 21 South, Range 2 West for 438.51 feet, more or less, to a point on the West right of way line of U.S. Highway 31; thence turn an angle of 51 deg. 06 min. to the right and run Northwesterly along the West right of way line of U.S. Highway 31 for 677.93 feet to the point of beginning of the land herein described and conveyed; thence continue Northwesterly along the West right of way line of U.S. Highway 31 for 72.25 feet; thence turn an angle of 76 deg. 50 min. to the left and run Southwesterly 273.92 feet, more or less, to a point on the East right of way line of the L & N Railroad; thence turn an angle of 108 deg. 00 min. to the left and run Southeasterly along the East right of way line of the L & N Railroad for 136.0 feet; thence turn an angle of 85 deg. 20 min. to the left and run Northeasterly 255.36 feet, more or less, to the point of beginning; this being a part of the NW1/4 of the NE1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

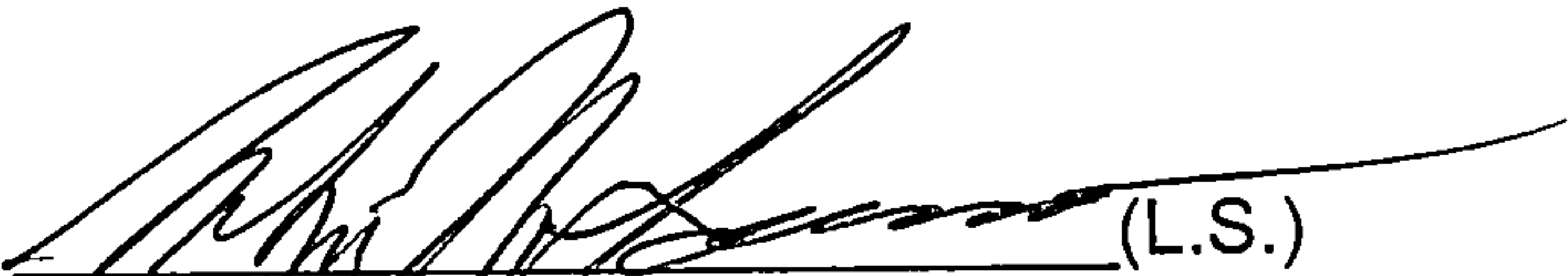
John M. Farmer and Julie V. Franklin are the sole heirs at law of Martha Farmer who died on June 24, 2020. Martha Farmer was the Grantee in that certain deed recorded in, Book: 380, Page: 963. Martha Farmer and Martha Ann Farmer are one and the same person.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantor, John M. Farmer, or his spouse or named Grantor, Julie V. Franklin.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that we am free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 29th day of October, 2020.


JOHN M. FARMER (L.S.)

Shelby County, AL 11/09/2020
State of Alabama
Deed Tax: \$73.50

Julie V. Franklin (L.S.)
JULIE V. FRANKLIN

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN M. FARMER, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2020.

Margaret Massey
Notary Public
My Commission Expires: 8/3/2022

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIE V. FRANKLIN, 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2020.

Margaret Massey
Notary Public
My Commission Expires: 8/3/2022



20201109000509560 2/3 \$101.50
Shelby Cnty Judge of Probate, AL
11/09/2020 08:30:07 AM FILED/CERT

Grantor's Name:
JOHN M. FARMER and
JULIE V. FRANKLIN

Mailing Address:
778 HWY 31 S.
ALABASTER, AL 35007

Property Address:
778 HWY 31 S.
ALABASTER, AL 35007

- ☐ Bill of Sale
- ☐ Sales Contract
- ☐ Closing Statement

Grantee's name:
JOHN M. FARMER and
JULIE V. FRANKLIN

Mailing Address:
778 HWY 31 S.
ALABASTER, AL 35007

Date of Sale: _____
Total Purchase Price: \$ _____
or
Actual Value _____
or
Assessor's Market Value: \$73,200

- ☐ Front of Foreclosure Deed
- ☐ Appraisal
- ☒ Other TAX ASSESSOR

