

20210202000054120  
02/02/2021 10:37:27 AM  
DEEDS 1/4

**This instrument was prepared by:**

Christopher S. Hamer, Esq.  
HAMER LAW GROUP, LLC  
2100 First Avenue North, Ste 230  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Charlie and Carol Farr  
PO Box 426  
Chelsea, Alabama 35043

STATE OF ALABAMA

)

) ss.

TITLE NOT EXAMINED

COUNTY OF SHELBY

)

Source of Title: Book 2004 Page 77360

**WARRANTY DEED**

THIS INDENTURE MADE AND ENTERED into on this the 20<sup>th</sup> day of January, 2021, by and between **CAROL SHIRLEY FARR a/k/a CAROL FARR**, a married woman (hereinafter referred to as "Grantors" whether one or more) and **CHARLIE MAC FARR and CAROL SHIRLEY FARR, Co-Trustees of the CHARLIE AND CAROL FARR REVOCABLE TRUST** (hereinafter referred to as "Grantee").

**- W I T N E S S E T H -**

THAT FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the Grantee, the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED **EXHIBIT "A"**.

Subject to all taxes, easements, mortgages, liens, encumbrances, restrictions, and rights of way of record.

The property that is the subject of this conveyance is not the homestead of the Grantor or the Grantor's spouse. This instrument has been prepared in accordance with information supplied by the parties hereto. No title examination and/or title opinion was requested by either the Grantors or the Grantee, and none was conducted and/or rendered.

**TO HAVE AND TO HOLD** the said premises, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee, or the heirs and assigns of the Grantee. And the Grantors do hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises and that they have a good and lawful right to sell and convey the same, that said premises are free from encumbrances, and that the Grantors will warrant and forever defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

For purposes of compliance with Code of Alabama 1975, Section 40-22-1, Grantors validates and verifies the following:

- (i) *Grantor's Name and Mailing Address is:* CAROL SHIRLEY FARR a/k/a CAROL FARR, PO Box 426, Chelsea, Alabama 35043;
- (ii) *Grantee's Name and Mailing Address is:* CHARLIE MAC FARR and CAROL SHIRLEY FARR, Co-Trustees of the CHARLIE AND CAROL FARR REVOCABLE TRUST, PO Box 426, Chelsea, Alabama 35043;
- (iii) *The address of the property conveyed hereby is:* Parcel No(s): 08-9-31-4-001-001.003;
- (iv) *The Date of Sale is:* January 20, 2021;
- (v) *The Assessor's Market Value is:* \$78,470.00;
- (vi) *The purchase price or actual value claimed on this form can be verified in the following documentary evidence:* Property Record Card.

[Signatures and Acknowledgments on the following pages.]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this  
the 20<sup>th</sup> day of January, 2021.

Carol Shirley Farr  
CAROL SHIRLEY FARR a/k/a CAROL FARR

STATE OF ALABAMA

)

) ss.

COUNTY OF SHELBY

)

The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of  
January, 2021 by CAROL SHIRLEY FARR a/k/a CAROL FARR.

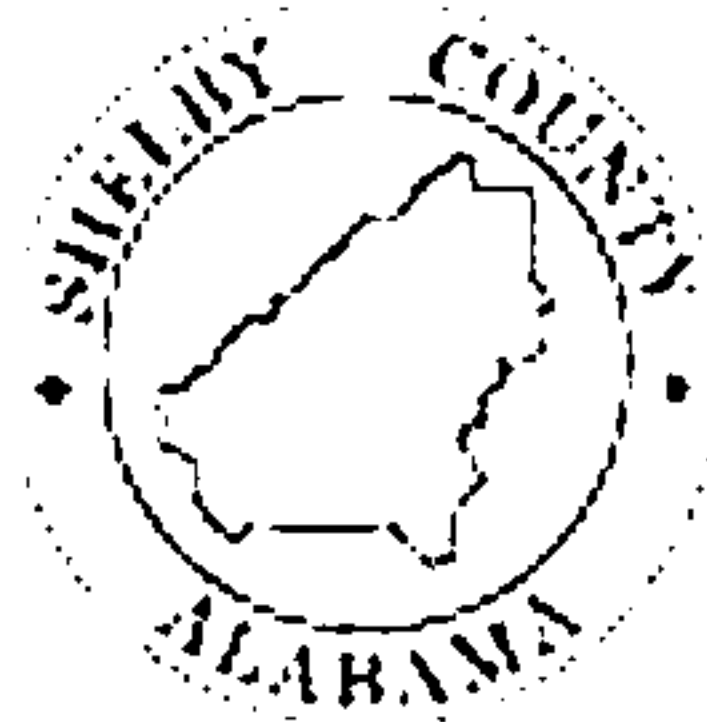
Randi Cook  
Notary Public  
My commission expires: May 23, 2021



**EXHIBIT "A"**

(Legal Description)

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of said Section 31;  
thence N01°29'20"E. a distance of 636.04 feet to the POINT OF BEGINNING;  
thence continue N.01°29'20"E., a distance of 225.01 feet; thence N.88°59'19"W.,  
a distance of 242.91 feet; thence N.89°29'28"W., a distance of 475.59 feet to  
the easterly right of way line of Shelby County Highway #32 (Prescriptive ROW);  
thence S.42°22'51"W. and along said right of way line, a distance of 67.15 feet;  
thence S.64°06'18"E. and leaving said right of way line, a distance of 267.52  
feet; thence S.19°25'23"W., a distance of 60.99 feet; thence S.88°59'19"E., a  
distance of 537.56 feet to the POINT OF BEGINNING.  
Containing 3.3 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2021 10:37:27 AM  
\$110.50 CHERRY  
20210202000054120

*Allie S. Bayal*