

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ronald F. Farris
1104 Dunnavant Valley Rd.
Birmingham, Al 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY NINE THOUSAND THREE HUNDRED SIXTY DOLLARS AND NO CENTS (\$59,360.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Ronald F. Farris, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Ronald F. Farris and Lori A. Farris (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT “A” – LEGAL DESCRIPTION

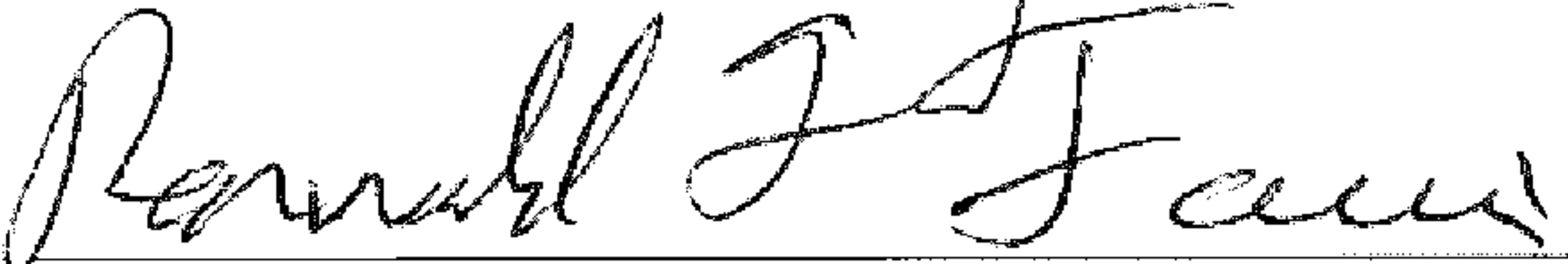
- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2021.
 - 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of ~~October 2021~~ ^{January, 2022}.

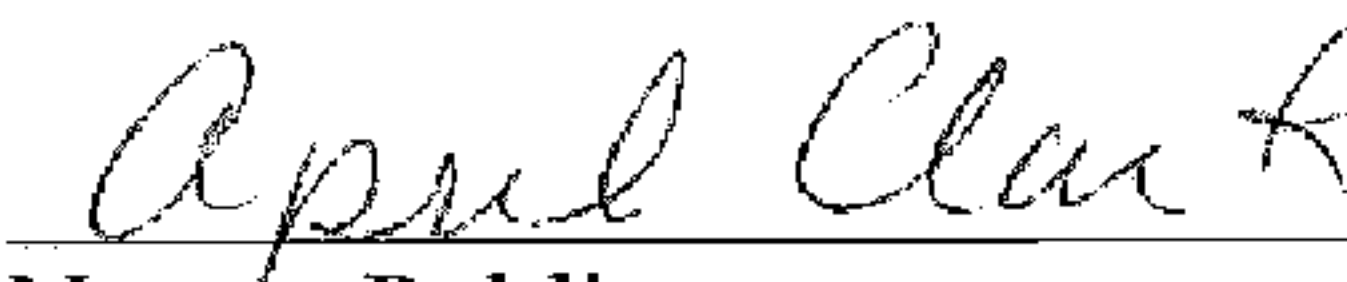


Ronald F. Farris

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, **Ronald F. Farris** whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of ~~October 2021~~ ^{January, 2022}



Notary Public
My Commission Expires: 9/1/2024

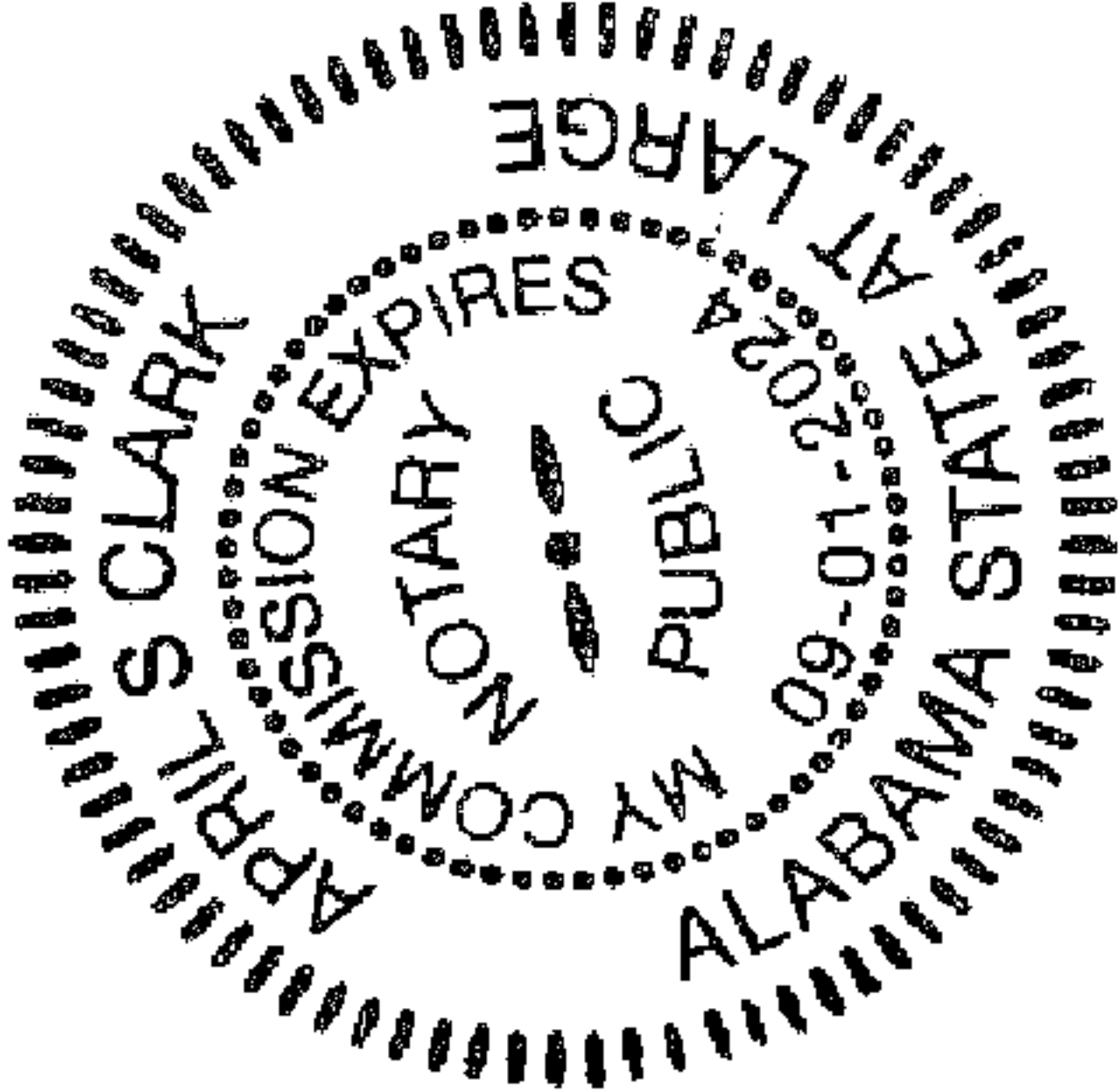


EXHIBIT "A" – LEGAL DESCRIPTION

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 10, Township 19 South, Range 1 West; thence run South 00 degrees 06 minutes 13 seconds West for 270.00 feet; thence run North 70 degrees 25 minutes 07 seconds West for 325.00 feet to the point of beginning; thence continue on the last described course for 370.52 feet to a point on the Easterly right of way line of Old Dunnivant Road; thence run South 24 degrees 24 minutes 37 seconds West along said right of way line for 145.00 feet; thence run South 71 degrees 37 minutes 22 seconds East for 456.53 feet; thence run North 02 degrees 56 minutes 13 seconds West for 201.85 feet to the point of beginning.

LESS AND EXCEPT that portion conveyed to Joseph T. Dodson and Polly Dodson, by deed recorded in Instrument #20121114000438080, being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 10, Township 19 South, Range 1 West; thence run South 00 degrees 06 minutes 13 seconds West along the East line of said 1/4-1/4 for 270.00 feet; thence run North 78 degrees 25 minutes 07 seconds West for 325.00 feet to the point of beginning; thence continue on the last described course for 106.92 feet; thence run South 15 degrees 35 minutes 48 seconds West for 175.60 feet; thence run South 71 degrees 37 minutes 22 seconds East for 171.02 feet; thence run North 02 degrees 56 minutes 13 seconds West for 201.85 feet to the point of beginning.

Together with an easement for ingress and egress and utilities, described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 10, Township 19 South, Range 1 West; thence run South 00 degrees 06 minutes 13 seconds West for 511.24 feet; thence run North 71 degrees 37 minutes 22 seconds West for 496.01 feet to the point of beginning of a 15-foot easement for ingress, egress, and utilities, being an lying 15-feet along the Northeast side of the following described line; thence run North 71 degrees 37 minutes 22 seconds West for 285.51 feet to the Southeast line of Old Dunnivant Road and the end of said easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/05/2022 10:26:27 AM
 \$87.50 JOANN
 20220105000004750

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Ronald Farris</u>	Grantee's Name	<u>Ronald Farris</u>
Mailing Address	<u>1104 Donnavant Valley Rd</u> <u>Birmingham, AL</u> <u>35243</u>	Mailing Address	<u>1104 Donnavant Valley Rd</u> <u>Birmingham, AL</u> <u>35243</u>
Property Address	<u>5035 Old Donnavant Valley Rd</u> <u>Birmingham, AL</u> <u>35243</u>	Date of Sale	<u>1-5-2022</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>59,360.00</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal	<u>tax value</u>
☐ Sales Contract	☐ Other	
☐ Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/5/22

Print Ronald Farris

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1