

This Instrument was Prepared by:

Send Tax Notice To: James D. Forstman  
Edwina G. Forstman

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

File No.: S-22-27922

2457 Vestavia Dr  
Vestavia, AL 35216

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$149,900.00)**, 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, **Devin Farrell and Elizabeth Farrell, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James D. Forstman and Edwina G. Forstman**, (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

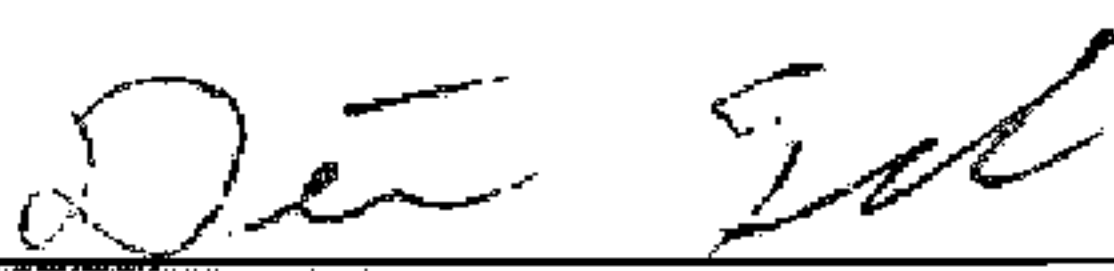
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

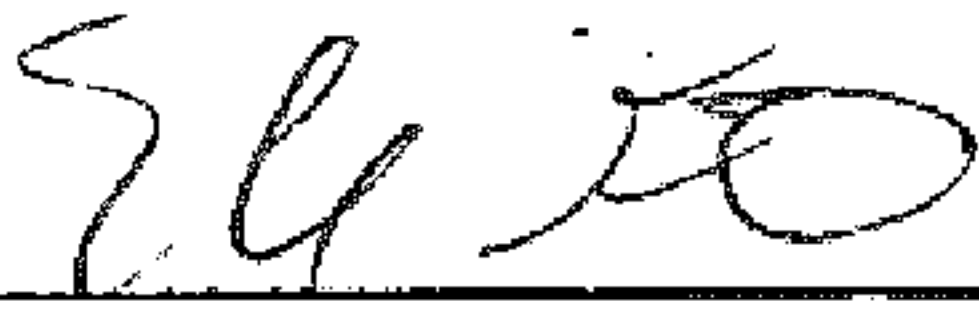
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 19th day of January, 2022.

  
Devin Farrell

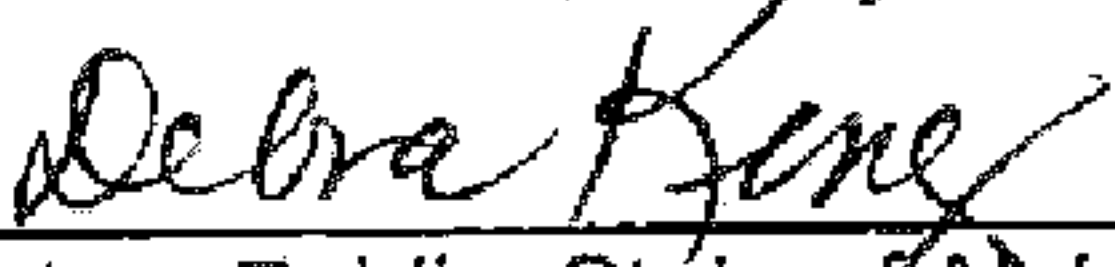
  
Elizabeth Farrell

State of Alabama

County of Shelby

I, Debra King, a Notary Public in and for the said County in said State, hereby certify that Devin Farrell and Elizabeth Farrell, 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 19th day of January, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 4/3/2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Southeast corner of SE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, go North 1320 feet to Southeast corner of NE 1/4 of SW 1/4 of Section 20, Township 19 South, Range 2 East, thence 87 degrees 13 minutes left 462.9 feet; thence 90 degrees right 618.1 feet to the North boundary of the right of way of Shelby County Highway No. 62 and the point of beginning of the land herein described; thence 22 feet North; thence 93 degrees 02 minutes left 381 feet to a point; thence South 158 feet to the North boundary of said highway right of way to the point of beginning; located in the NE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, Shelby County, Alabama.  
Situating in Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                                           |                         |                                                                                   |
|------------------|-----------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Grantor's Name   | Devin Farrell                                             | Grantee's Name          | James D. Forstman                                                                 |
| Mailing Address  | <u>10748 Gallups XRD</u><br><u>Harpersville, AL 35078</u> | Mailing Address         | <u>Edwina G. Forstman</u><br><u>2457 Victoria Dr</u><br><u>Vestavia, AL 35216</u> |
| Property Address | <u>10748 Gallups XRD</u><br><u>Harpersville, AL 35078</u> | Date of Sale            | <u>January 19, 2022</u>                                                           |
|                  |                                                           | Total Purchase Price    | <u>\$149,900.00</u>                                                               |
|                  |                                                           | or                      |                                                                                   |
|                  |                                                           | Actual Value            |                                                                                   |
|                  |                                                           | or                      |                                                                                   |
|                  |                                                           | Assessor's Market Value |                                                                                   |

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)

|                                                  |                                    |
|--------------------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract          | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 of 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 January 18, 2022

Print Devin Farrell

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/19/2022 02:27:33 PM  
\$178.00 JOANN  
20220119000023760



Form RT-1

*Allen S. Boyd*