

20221213000450400  
12/13/2022 03:02:54 PM  
DEEDS 1/5

**SEND TAX NOTICE TO:**

Danielle Bivens  
100 Fairview Lane  
Montevallo, AL 35115

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$238,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tiffany Lanae Decena FKA Tiffany Fargher, a married woman, and Lauson L. Fargher and Tammy L. Fargher, Trustees, or any successors in trust, under the Fargher Family 2002 Trust dated April 25, 2002 and any amendments thereto**, whose address is 2435 Ric Drive, Gilroy, CA 95020 (hereinafter "Grantors", whether one or more), by **Danielle Bivens**, whose address is 100 Fairview Lane, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee **Danielle Bivens**, the following described real estate situated in Shelby County, Alabama, the address of which is **100 Fairview Lane, Montevallo, AL 35115 to-wit:**

**LOT 1, ACCORDING TO THE SURVEY OF FAIRVIEW, AS RECORDED IN MAP BOOK 22, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Tiffany Lanae Decena is one and the same person as Tiffany Fargher, grantee in that certain deed recorded in Instrument No. 20060606000264890, in the Probate Office of Shelby County, Alabama.**

**Tiffany Lanae Decena FKA Tiffany Fargher herein conveys her undivided one percent (1%) interest in said property.**

**Lauson L. Fargher and Tammy L. Fargher, Trustees, or any successors in trust, under the Fargher Family 2002 Trust dated April 25, 2002 and any amendments thereto, herein conveys its undivided ninety-nine percent (99%) interest in said property.**

**Lauson L. Fargher and Tammy L. Fargher, Trustees, or any successors in trust, under the Fargher Family 2002 Trust dated April 25, 2002 and any amendments thereto, is *one and the same as and also known as* LAUSON L. FARGHER and TAMMY L. FARGHER, as Trustees of THE FARGHER FAMILY 2002 TRUST, As Amended.**


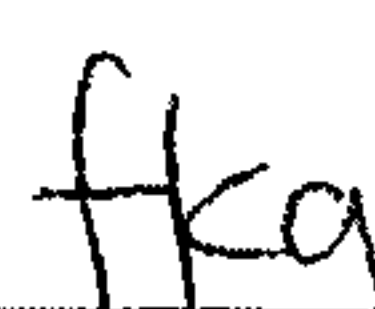
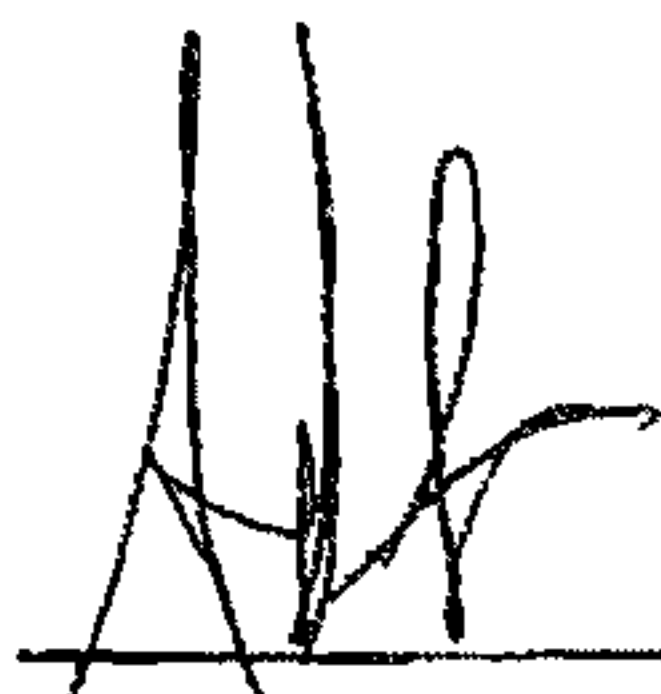
**The subject property conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantors spouses.**

**Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.**

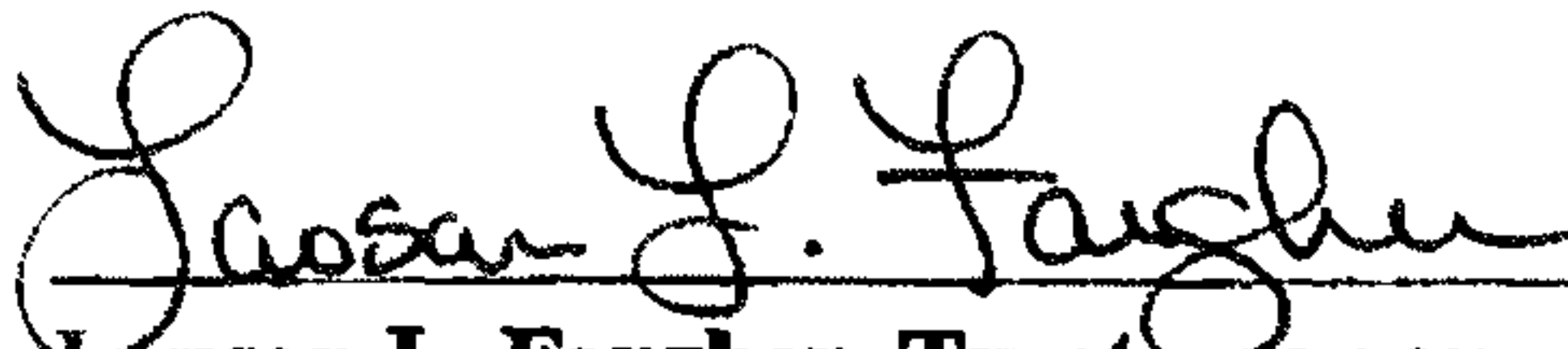
**Subject to a third-party first mortgage in the amount of \$233,689.00 executed and recorded simultaneously herewith. Subject to a third-party second mortgage in the amount of \$ \$9,520.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantors heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantors heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 9<sup>th</sup> day of December, 2022.



**Tiffany Lanae Decena**  
**FKA Tiffany Fargher**



**Lauson L. Fargher, Trustee, or any successors in**  
**trust, under the Fargher Family 2002 Trust dated**  
**April 25, 2002 and any amendments thereto**



**Tammy L. Fargher, Trustee, or any successors in**  
**trust, under the Fargher Family 2002 Trust dated**  
**April 25, 2002 and any amendments thereto**

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that Tiffany Lanae Decena FKA Tiffany Fargher, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of December, 2022.

\_\_\_\_\_  
Notary Public

Print Name:

My Commission Expires:

\* SEE ATTACHED CALIFORNIA  
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that Lauson L. Fargher and Tammy L. Fargher, whose names as Trustees, or any successors in trust, under the Fargher Family 2002 Trust dated April 25, 2002 and any amendments thereto, are 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, they, in their capacities as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of December, 2022.

\_\_\_\_\_  
Notary Public

Print Name:

My Commission Expires:

\* SEE ATTACHED CALIFORNIA  
NOTARY ACKNOWLEDGMENT

**CALIFORNIA ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa ClaraOn 2/9/2022 before me, Cheryl Wilson, Notary Public

Date

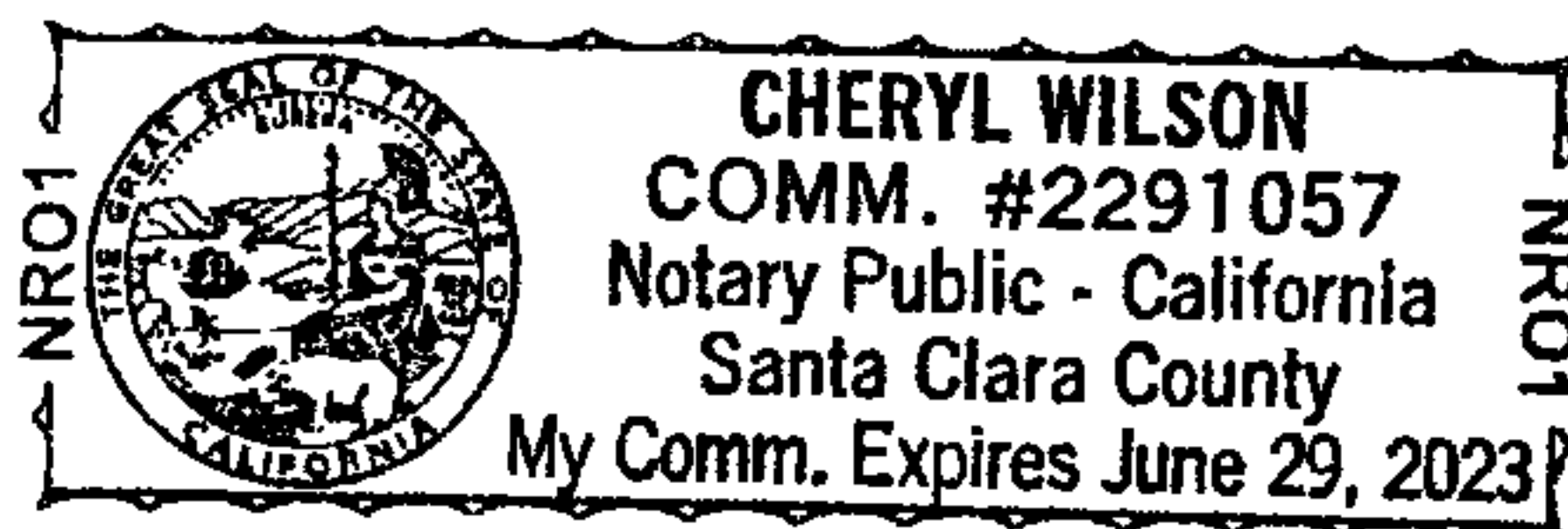
Here Insert Name and Title of the Officer

personally appeared Tiffany Lanae Decena FKA

Name(s) of Signer(s)

Tiffany Fargher

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Cheryl Wilson

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

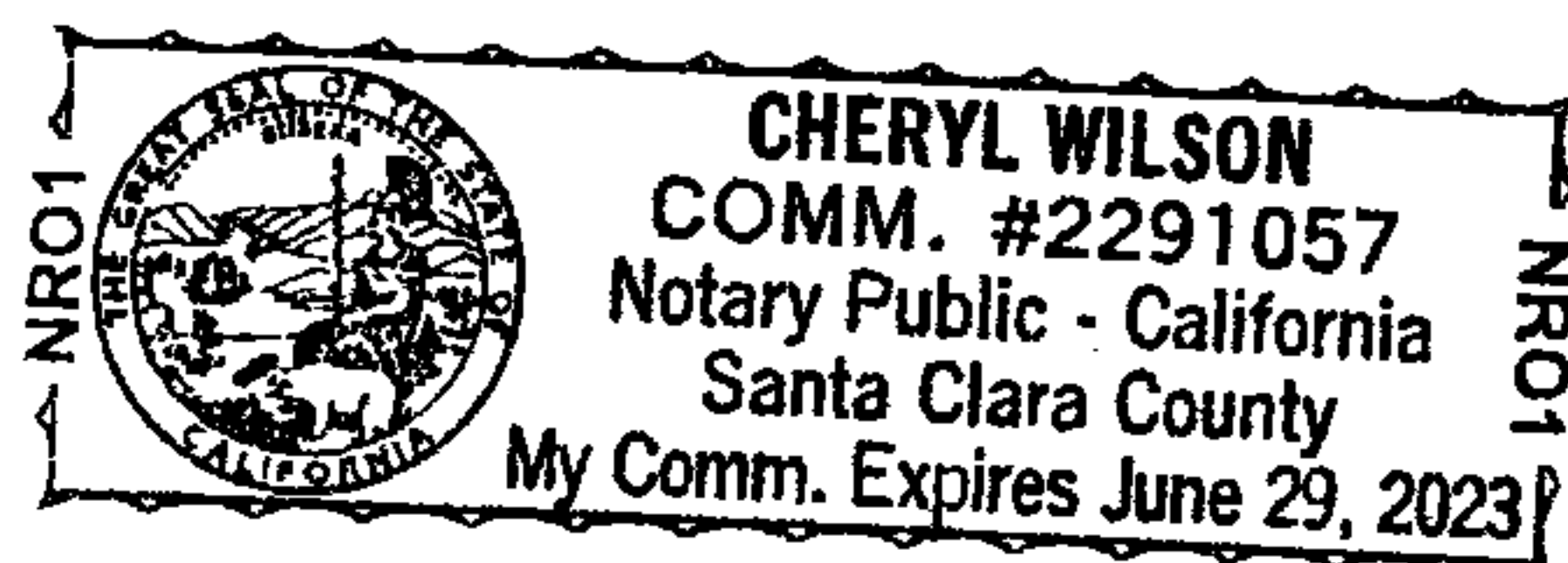
State of California

County of Santa Clara

On 12/9/2022 before me, Cheryl Wilson, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Lauson L Fargher  
Name(s) of Signer(s)  
Tammy L Fargher

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cheryl Wilson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☐ Other

☐ Official Public Records

☐ Other: \_\_\_\_\_

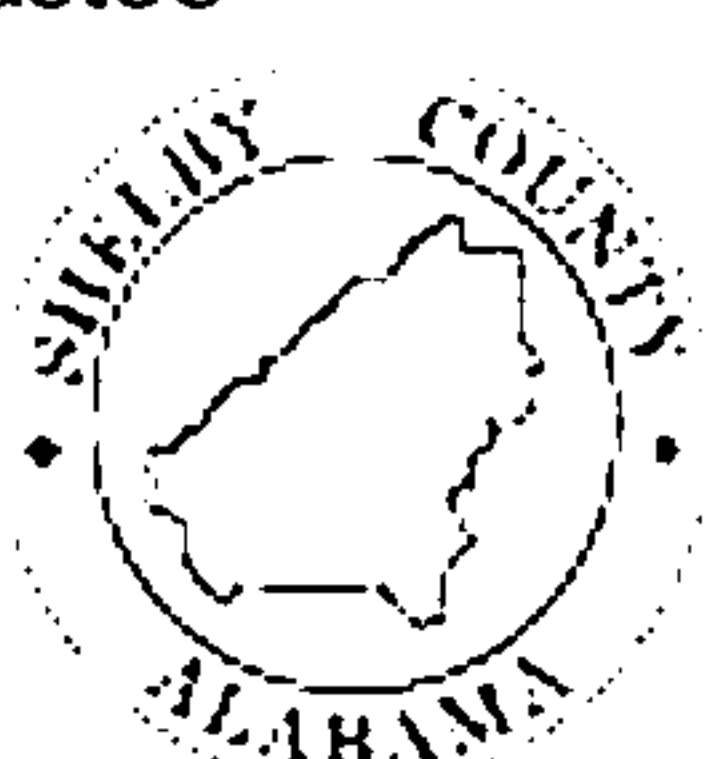
Signature \_\_\_\_\_

J: \_\_\_\_\_ Judge of Probate, Shelby County, Alabama

Clerk

Shelby County, AL

©2019



Association

12/13/2022 03:02:54 PM

\$38.00 BRITTANI

20221213000450400

Allen S. Bayl