

This Instrument was Prepared by:

Send Tax Notice To: Blair W. Sides
Kathryn B. Sides

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

152 Mike's Rd
Brierfield AL 35035

File No.: MV-23-28961

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 **Two Hundred Sixty Two Thousand Five Hundred Dollars and No Cents (\$262,500.00)**, 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, **Daniel Michael Farmer and Rebecca Hunt Farmer**, husband and wife(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Blair W. Sides and Kathryn B. Sides**, (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 taxes for 2023 and subsequent years, all 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 14th day of March, 2023.

Daniel Michael Farmer Rebecca Hunt Farmer
Daniel Michael Farmer Rebecca Hunt Farmer

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Daniel Michael Farmer and Rebecca Hunt Farmer, 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 14th day of March, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-01-2024

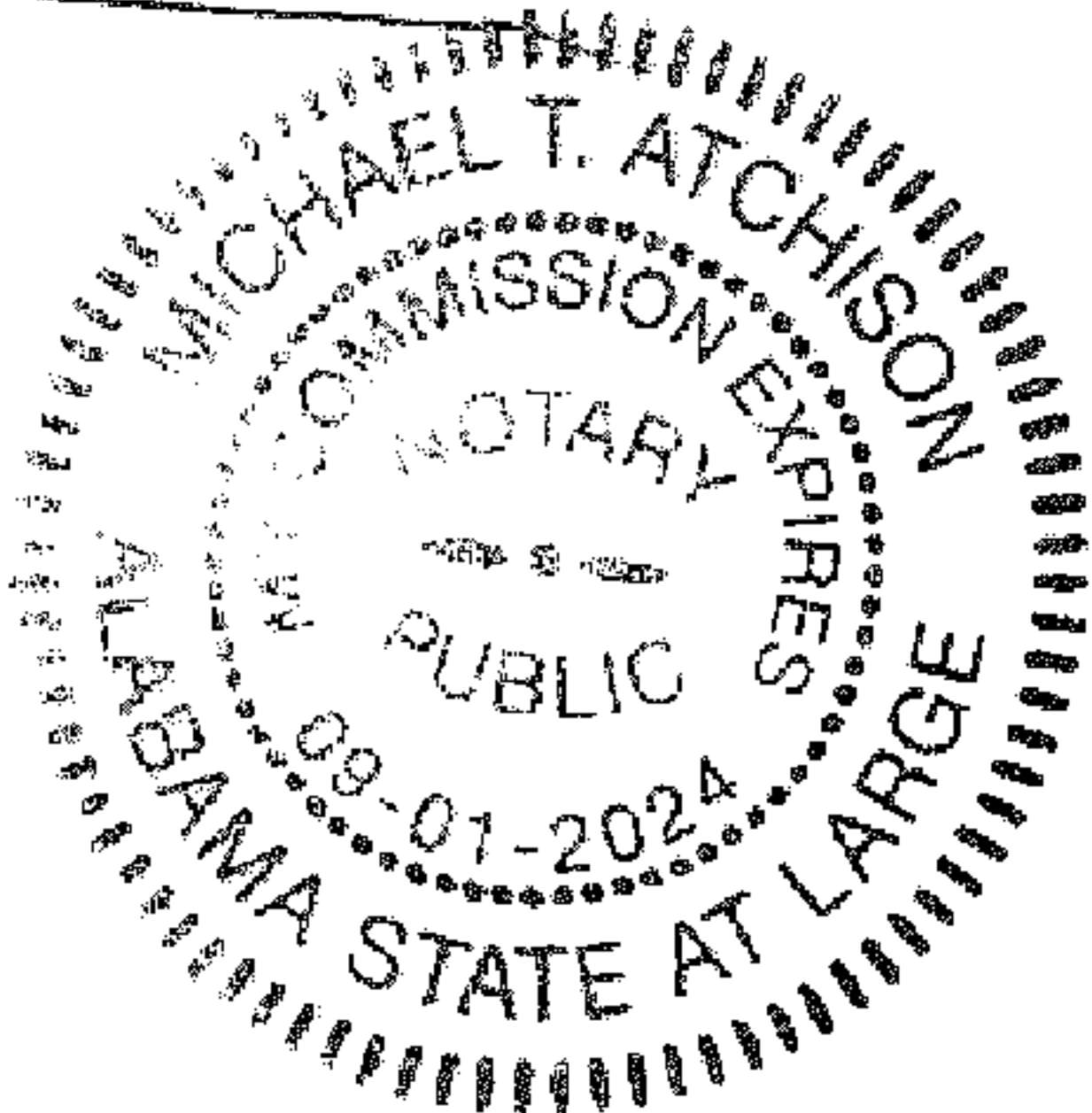


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of Fractional Section 2, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NE ¼ of Fractional Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°01'31"E along the North line of said section a distance of 462.54 feet; thence S01°58'29"E a distance of 128.73 feet to the Point of Beginning; thence S41°43'57"W a distance of 498.07 feet; thence S47°17'46"W a distance of 50.24 feet; thence S06°50'02"W a distance of 734.37 feet; thence S83°09'58"E a distance of 844.22 feet; thence S01°42'43"W a distance of 614.90 feet; thence S88°17'17"E a distance of 236.03 feet to the easterly right of way line of Shelby County Highway 71; thence N01°42'43"E along said right of way a distance of 342.65 feet to the point of curve to the right having a radius of 1,000.00 feet, a central angle of 39°31'11" and subtended by a chord which bears N21°28'18"E, a chord distance of 676.16 feet, thence northerly along the arc of said curve a distance of 691.40 feet; thence northwesterly along the meanders of Lay Lake (Spring Creek), a distance of 1300 feet, more or less, said meanders subtended by the following described closure line; thence N44°10'05"W a distance of 1232.50 feet to the Point of Beginning.

Also, a 50 foot ingress, egress drainage and utility easement lying 25 feet each side of and parallel to the following described centerline:

Commence at the NW corner of the NE ¼ of Fractional Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; thence N88°01'31"E along the North line of said section a distance of 462.54 feet, thence S01°58'29"E a distance of 128.73 feet; thence S41°43'57"W a distance of 498.07 feet; thence S47°17'46"W a distance of 50.24 feet; thence S06°50'02"W a distance of 734.37 feet; thence S83°09'58"E a distance of 372.25 feet to the Point of Beginning, said point being on a non-tangent curve to the left having a radius of 500.00 feet, a central angle of 19°15'02", and subtended by a chord which bears S13°51'02"W, a chord distance of 167.20; thence along said curve an arc distance of 167.99 feet to the point of a compound curve to the left having a radius of 230.00 feet, a central angle of 53°33'37", and subtended by a chord which bears S22°33'17"E, a chord distance of 207.26; thence along said curve an arc distance of 215.00 feet; thence S49°20'06"E a distance of 350.71 feet to the point of curve to the left having a radius of 175.00 feet, a central angle of 12°01'54", and subtended by a chord which bears S55°21'03"E, a chord distance of 36.68; thence along said curve an arc distance of 36.75 feet; thence S61°22'00"E a distance of 43.69 feet to the point of curve to the left having a radius of 250.00 feet, a central angle of 26°33'38", and subtended by a chord which bears S74°38'49"E, a chord distance of 114.86; thence along said curve an arc distance of 115.89 feet; thence S87°55'38"E a distance of 202.00 feet to the easterly right of way line of Shelby County Highway 71 and the Point of Termination of said easement.

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

Grantor's Name	Daniel Michael Farmer Rebecca Hunt Farmer	Grantee's Name	Blair W. Sides Kathryn B. Sides
Mailing Address	<u>630 Lay Lake Lane</u> <u>Shelby, AL 35151</u>	Mailing Address	<u>152 Mike's Rd</u> <u>Birmingham AL 35035</u>
Property Address	<u>5519 Highway 71</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 14, 2023</u>
		Total Purchase Price	<u>\$262,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 March 13, 2023

Print Daniel Michael Farmer

 Unattested

Sign Daniel Michael Farmer
(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
03/15/2023 09:06:24 AM
\$290.50 JOANN
20230315000070770

Allen S. Boyd

Form RT-1

