
WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Wendell B. Farley Sr., an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Steven Clint Lawley, a married man, and his wife, Christy Croft Lawley, and Wendell B. Farley, Sr., an unmarried man** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama being more particularly described as follows:

Begin at the SE Corner of the SW 1/4 of the NE 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N04°05'29"E a distance of 707.59'; thence N89°19'56"W a distance of 1727.72'; thence S00°35'00"E a distance of 659.95'; thence S89°13'01"E a distance of 444.05'; thence S85°15'32"E a distance of 836.67'; thence N88°39'19"E a distance of 392.70' to the POINT OF BEGINNING. Said Parcel containing 26.84 acres, more or less.

ALSO AND INCLUDING a 20' Access Easement and a 30' Easement, as recorded in Instrument. #20181001000350360, in the Office of the Judge of Probate of Shelby County, Alabama. ALSO AND INCLUDING a 20' Easement, as recorded in Real Book 76, Page 712, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Property Address:

IN WITNESS WHEREOF, I have hereunto set my hand and seals, this 10th day of October, 2023.

Wendell B. Farley Sr.
Wendell B. Farley Sr.

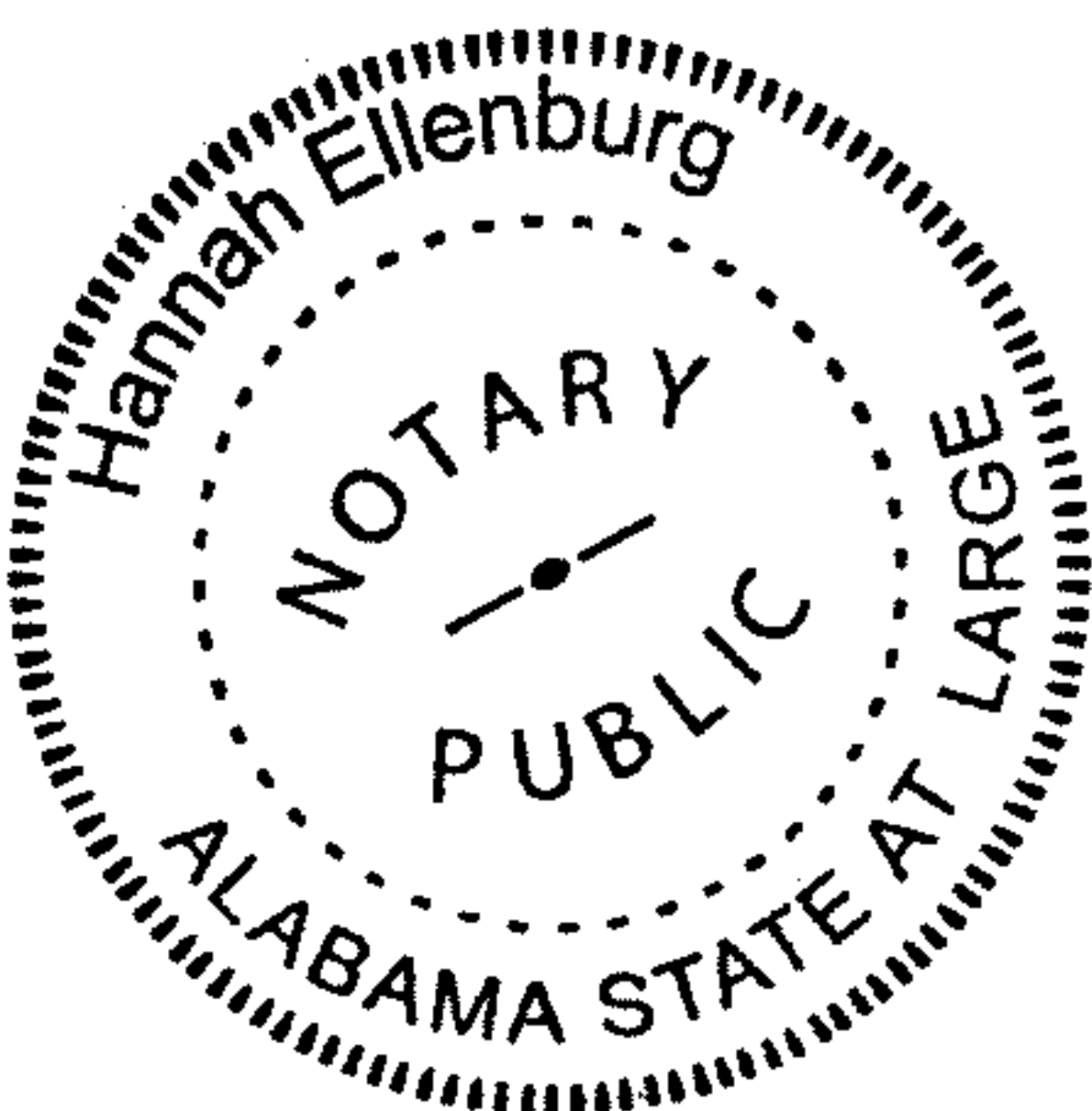
STATE OF ALABAMA)

Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Wendell B. Farley Sr.**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the same date.

Given under my hand and official seal this 10th day of October, 2023



[Signature]
NOTARY PUBLIC

My Commission Expires: 3/15/24

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name	Wendell Farley Sr.	Grantee's Name	Wendell Farley Sr. and Steven Clint Lawley
Mailing Address	500 Haven Hill Lane	Mailing Address	and Christy Croft Lawley
	Sterrett, AL 35147		500 Haven Hill Lane
			Sterrett, AL 35147
Property Address	Haven Hill Lane	Date of Sale	10/16/2023
	Sterrett AL 35147	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$111,406.00

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
☐ Sales Contract	☒ Other Tax Assessor
☐ 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	10/16/2023	Print	Hannah Ellenburg
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/18/2023 11:58:51 AM
\$140.50 JOANN
20231018000307830

Allen S. Bayl