

This Instrument was Prepared by:

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

File No.: MV-25-30361

Send Tax Notice To: Bobby McFarland
Savannah McFarland

5560 Hwy 24
Columbiana, AL 35051

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 Ninety Thousand Dollars and No Cents (\$190,000.00)**, 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, **Renee Whitman**, a married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bobby McFarland and Savannah McFarland**, as joint tenants with right of survivorship (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 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein and spouse if any.

\$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 24th day of Feb, 2025.

Renee Whitman
Renee Whitman

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 Renee Whitman, 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 24th day of Feb, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

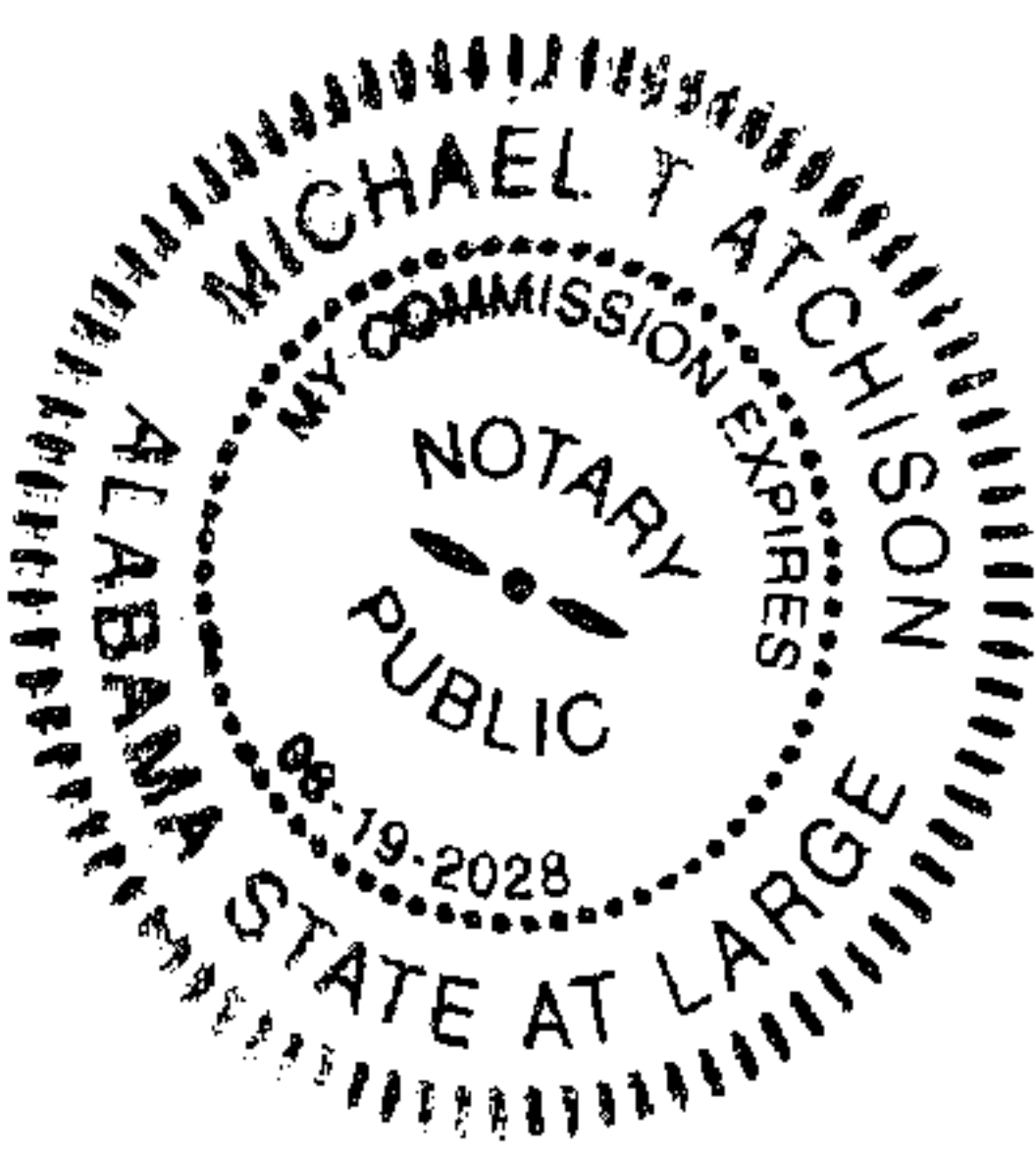


EXHIBIT "A"
LEGAL DESCRIPTION

The NE 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 2 West; and all of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, lying South of Shelby County Highway No. 26; LESS AND EXCEPT the West 730 feet of the above described property,

Also LESS AND EXCEPT the following:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 13, Township 21 South Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Northerly along the East line of said section a distance of 563.59 feet to the point of beginning of the property being described; thence continue along last described course 420.00 feet to a point on the Southerly margin of Shelby County Highway No. 26 in a curve to the left; thence turn 73 degrees 06 minutes 57 seconds left to chord and run West-Northwesterly along the chord of said curve a chord distance of 219.46 feet to a point; thence turn 106 degrees 53 minutes 03 seconds left from a chord and run Southerly a distance of 483.74 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Easterly 210.00 feet to the Point of Beginning.

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

Grantor's Name	Renee Whitman	Grantee's Name	Bobby McFarland Savannah McFarland
Mailing Address	<u>1202 Boldyuter Lane</u> <u>Highway, AL 35080</u>	Mailing Address	<u>5500 Hwy 24</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Highway 26</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 24, 2025</u>
		Total Purchase Price	<u>\$190,000.00</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.

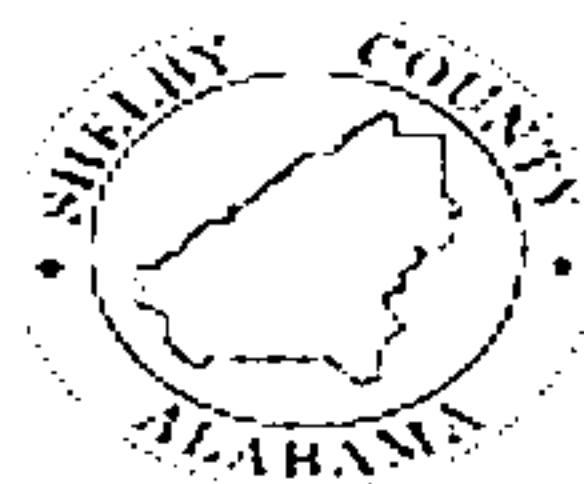
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 February 18, 2025Print Renee Whitman **Unattested**Sign Renee Whitman
(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
02/24/2025 02:03:53 PM
\$218.00 MELISSA

Form RT-1*Alvin S. Bayl*