

This Instrument was Prepared by:

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

File No.: S-25-30325

Send Tax Notice To: Hunter Wright Brown
Brooke Auburn Davis

701 Park Road
Pleasant Grove AL
35127

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 **Eighty Two Thousand Dollars and No Cents (\$82,000.00)**, 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, **John Farr Jr.**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hunter Wright Brown and Brooke Auburn Davis**, 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 or spouse.

Grantor herein is the surviving grantee in Deed Book 319, Page 961, the other grantee Gail Bentley Farr is deceased having died on June 2, 2021.

\$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 27th day of February, 2025.

John Farr Jr.
John Farr Jr.

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that John Farr Jr., 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 27th day of February, 2025

April Clark
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

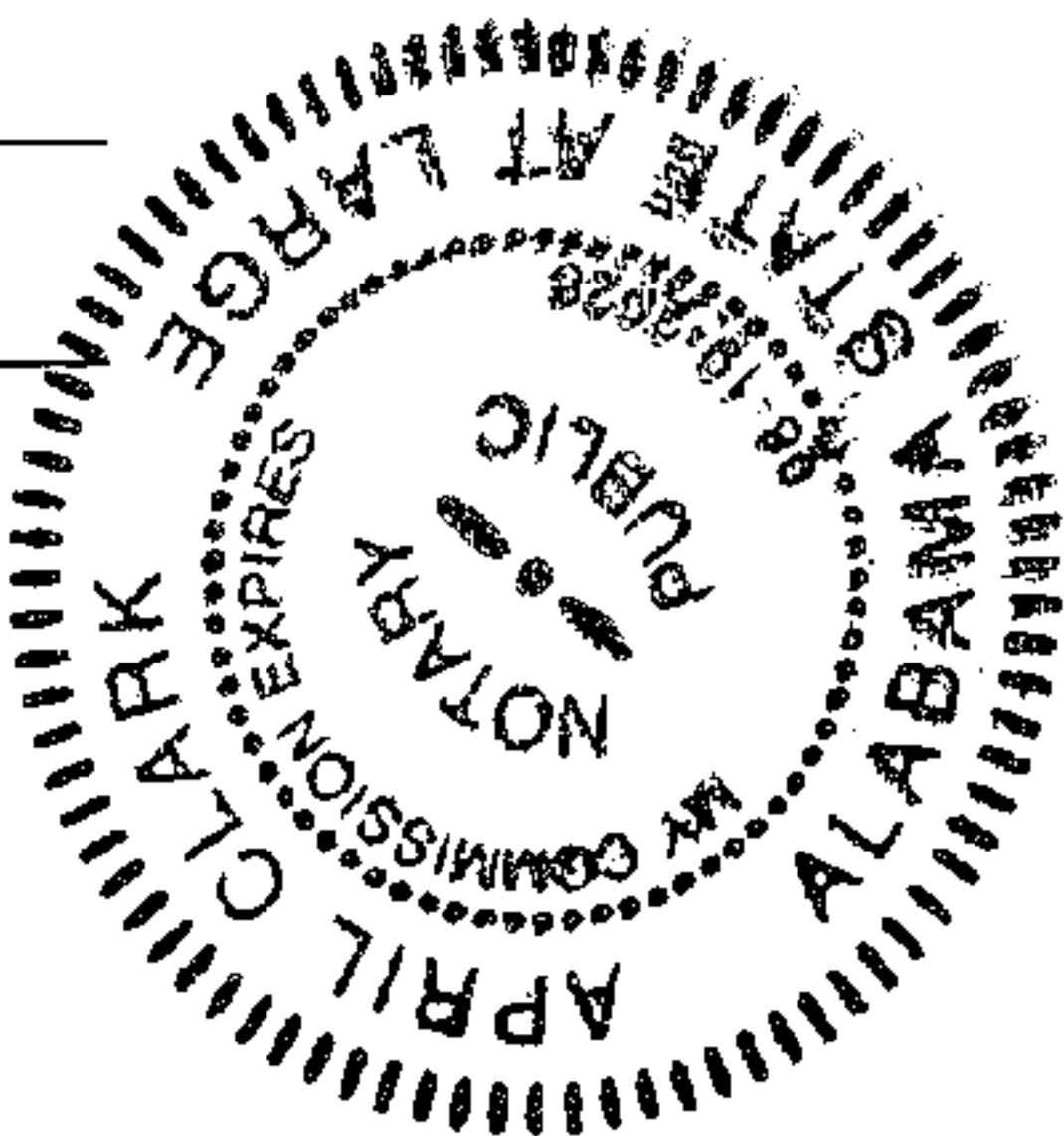
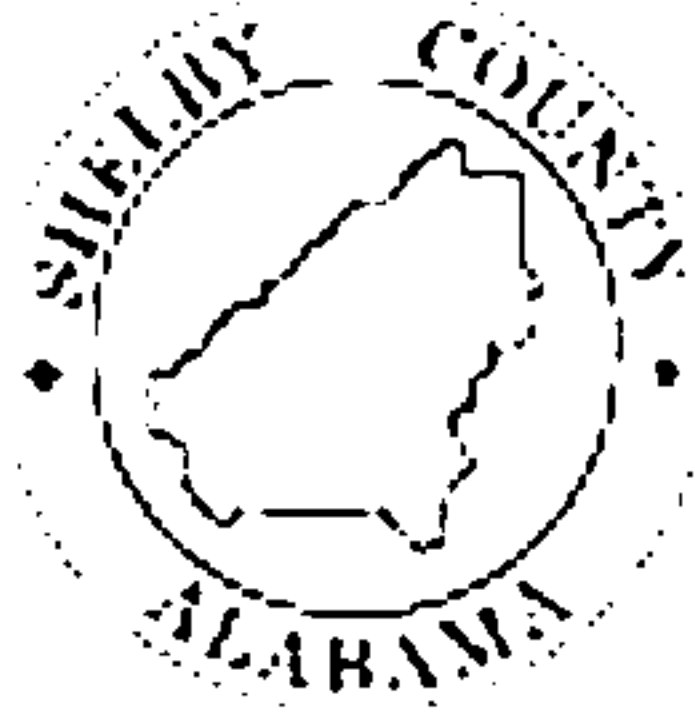


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East, more particularly described as follows:

Commencing at the Southeast corner of NE 1/4 of SE 1/4 of said Section, and run North 89 degrees 00 minutes West along South line 1146.5 feet to point of beginning of lot herein described; thence run North 22 degrees 10 minutes West along the Easterly side of Vickery lot a distance of 113.2 feet to point on South side of paved Montgomery Road; thence along said road North 50 degrees 20 minutes East 150 feet; thence run South 22 degrees 10 minutes East to the South line of said NE 1/4; thence along the South line of said 40 acres North 89 degrees 00 minutes West a distance of 146.5 feet to the point of beginning.

LESS AND EXCEPT the East 25 feet of the above described property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2025 03:32:09 PM
\$110.00 PAYGE
20250227000058520

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	John Farr Jr.	Grantee's Name	Hunter Wright Brown
	<i>PO Box 447</i>		Brooke Auburn Davis
Mailing Address	<i>Columbiana, AL 35051</i>	Mailing Address	<i>701 Park Rd</i>
			<i>Pleasant Grove AL</i>
			<i>35127</i>
Property Address	9430 S Main St.	Date of Sale	February 25, 2025
	Wilsonville, AL 35186	Total Purchase Price	\$82,000.00
		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 type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 February 11, 2025

Print John Farr Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one