

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Heather S. Farmer  
Corey G. Farmer

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

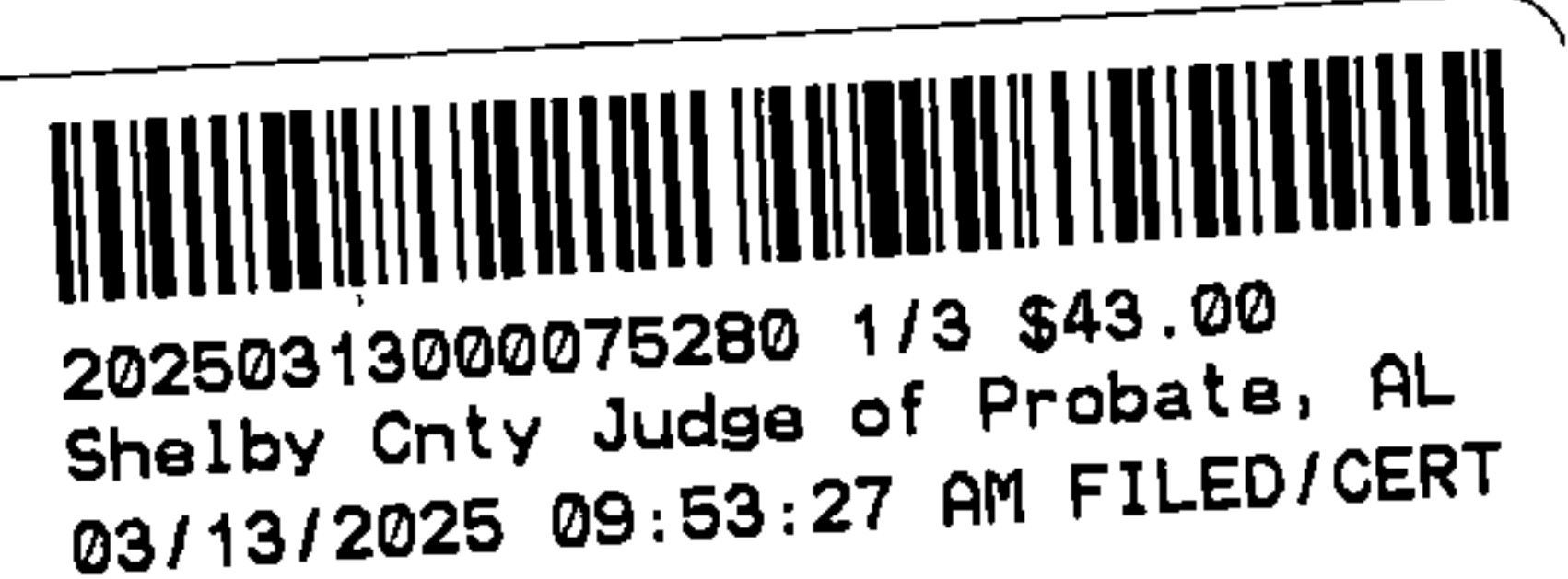
STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLARS AND 00/100 (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rodney Yukon Shiflett, a single man and Heather S. Farmer, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Heather S. Farmer and Corey G. Farmer, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.



No part of the homestead of the Grantors herein or spouse.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of March, 2025.

Rodney Yukon Shiflett

Heather S. Farmer

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Rodney Yukon Shiflett and Heather S. Farmer**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of March, 2025.

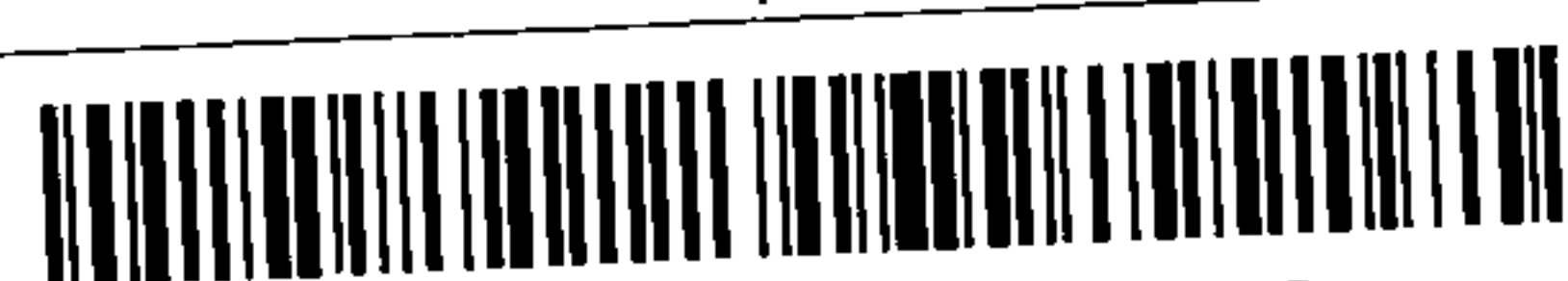


Notary Public  
My Commission Expires: 10/17/27

Shelby County, AL 03/13/2025  
State of Alabama  
Deed Tax: \$15.00

**Exhibit "A"**  
**Legal Description**

**Parcel# 20 8 34 0 000 011.000**



20250313000075280 2/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
03/13/2025 09:53:27 AM FILED/CERT

E 630' of N 420' of SE ¼ of NE ¼ Sec34 T21S R1E

Also being the same property as described in Real Book 281, Page 910, Probate Office Shelby County, Alabama, described as follows:

A part of the SE¼ of the NE¼ of Section 34, Township 21, Range 1 East, described as follows: Commence at the NE corner of said Quarter Quarter Section and run thence in a Southerly direction along the Eastern boundary thereof a distance of 420 feet to a point, thence turn to the right and run in a Westerly direction parallel with the Northern boundary of said Quarter Quarter Section a distance of 630 feet to a point; thence turn to the right and run in a Northerly direction parallel with the Eastern boundary of said Quarter Quarter Section a distance of 420 feet to a point on the Northern boundary of said Quarter Quarter Section; thence turn to the right and run in an Easterly direction along the Northern boundary of said Quarter Quarter Section a distance of 630 feet to point of beginning, containing six acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Rodney Shiflett  
Mailing Address P.O. Box 204  
Columbiana, AL  
35051

Grantee's Name Heather Farmer  
Mailing Address 300 Heather Lane  
Columbiana, AL  
35051

Property Address 300 Heather Lane  
Columbiana, AL  
35051

Date of Sale 3-12-2025  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 15,000



20250313000075280 3/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
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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  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other Tax Value

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 3-12-25

Print Rodney Shiflett

Sign Rodney Shiflett

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one