

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Mark Farmer

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )



20250521000154090 1/3 \$235.50  
Shelby Cnty Judge of Probate, AL  
05/21/2025 10:21:39 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One and no/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nancy K. Farmer, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Mark Farmer, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It is the intention of the Grantor herein to convey to Grantee any and all real estate which she owns or in which she has an interest in section 6 and section 5, Township 24 North, Range 15 East, Shelby County, Alabama, whether correctly described herein or not.

Also subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 15 day of December, 2017.

Nancy K. Farmer  
Nancy K. 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 Nancy K. Farmer is 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 she executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 15 day of December, 2017.

Shelby County, AL 05/21/2025  
State of Alabama  
Deed Tax:\$207.50

[Signature]  
Notary Public  
My Commission Expires: 5-6-18

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
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**PARCEL ONE**

All that part of the North 1/2 of the NE 1/4 of Section 6, Township 24 North, Range 15 East lying South and Southwest of Spring Branch.

A part of the NW 1/4 of the NW 1/4 of Section 5, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said NW 1/4 of NW 1/4 of said Section 5 and run thence in a Southerly direction along the Eastern boundary of said 1/4-1/4 Section to a point on the Northern right-of-way of Shelby County Highway #303; thence turn to the right and run Westerly along the Northern right-of-way line of Shelby County Highway #303 to a point where the same intersects the Howard and Patti Brasher property; thence turn to the right and run in a Northerly direction along the boundary of the Howard and Patti Brasher property to a point on the Northern boundary of said NW 1/4 of NW 1/4 of said Section 5; thence turn to the right and run in a Easterly direction along Northern boundary of said 1/4-1/4 Section to the point of beginning containing 5 acres more or less.

**PARCEL TWO**

The SE 1/4 of Section 6; the S 1/2 of the SW 1/4 of Section 6; the SE 1/4 of NE 1/4 of Section 6; all that part of the N 1/2 of NE 1/4 of Section 6, lying South of Spring Branch; the NW 1/4 of NW 1/4 of Section 5; all in Township 24, Range 15 East.

Less and except all parcels which have heretofore been conveyed and which are not owned by Grantor.

*Nancy Farmer*

# Real Estate Sales Validation Form

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

Grantor's Name Nancy Farmer  
Mailing Address 1248 Hwy 303  
Shelby AL 35143

Grantee's Name Mark Farmer  
Mailing Address 1655 Hwy 303  
Shelby AL 35143

Property Address 1248 Hwy 303  
Shelby AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 207,190



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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

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 5-21-25

Print Mark Farmer

Unattested

(verified by)

Sign

Mark Farmer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1