

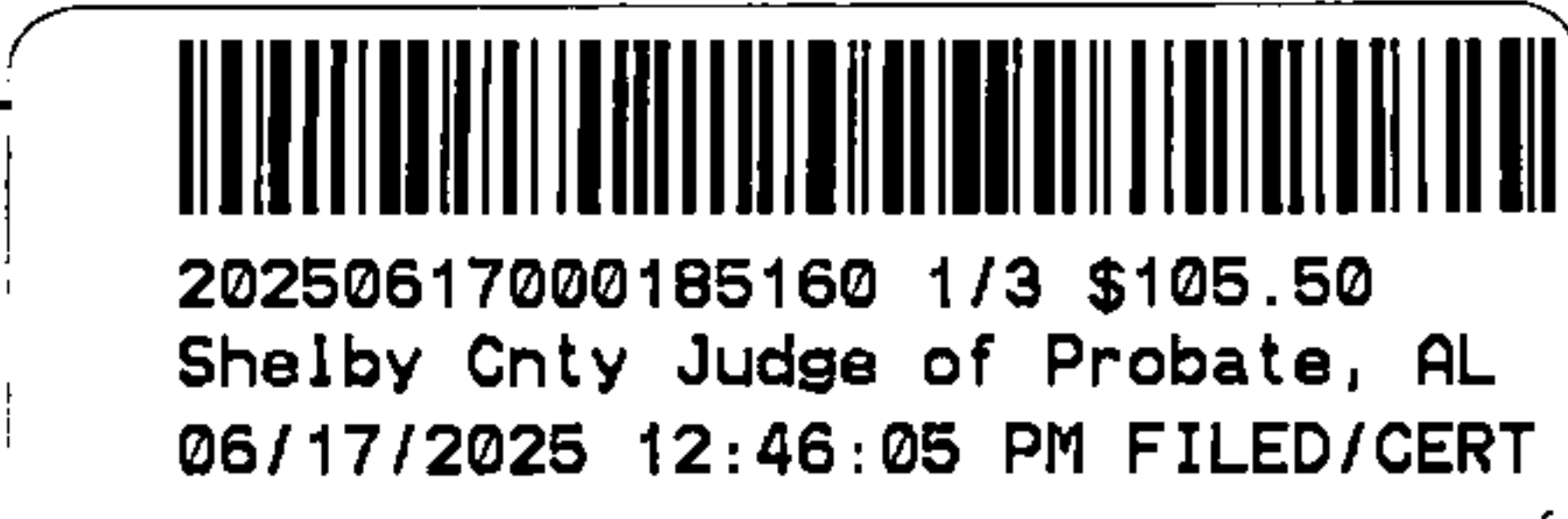
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kody Farmer

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY SEVEN THOUSAND ONE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$77,160.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mark Farmer (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Kody Farmer (herein referred to as Grantee)**, 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.

The life estate reserved in Instrument No. 1994-19770 by Ophelia P. Brasher is terminated. Ophelia P. Brasher is deceased, having died October 22, 2011.

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 21st day of May 2025.

Mark Farmer
Mark 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 **Mark Farmer**, whose name 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 21st day of May 2025.

Nicole Louise Gardner

Notary Public
My Commission Expires: 6-29-26



20250617000185160 2/3 \$105.50
Shelby Cnty Judge of Probate, AL
06/17/2025 12:46:05 PM FILED/CERT

Exhibit "A"- Legal Description

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.

Real Estate Sales Validation Form

20250617000185160 3/3 \$105.50
Shelby Cnty Judge of Probate, AL
06/17/2025 12:46:05 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

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

Grantee's Name Kody Farmer
Mailing Address 16307 Hwy 42 Lot 1
Shelby AL
35143

Property Address 1248 Hwy 303
Shelby AL
35143

Date of Sale 5-21-25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 77,140.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal tax Value
☐ 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