

Send tax notice to:
Richard Matthew Farrar
150 Joal Lane
Wilsonville, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025222

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thirty-Five Thousand and 00/100 Dollars (\$835,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kevin R Wiggins and Susan A Wiggins, husband and wife**, whose mailing address is **2413 Westhaven Court, Sherman, TX 75092** (hereinafter referred to as "Grantors") by **Richard Matthew Farrar and Natalie F Farrar** whose property address is: **150 Joal Lane, Wilsonville, AL, 35186** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description.

SUBJECT TO:

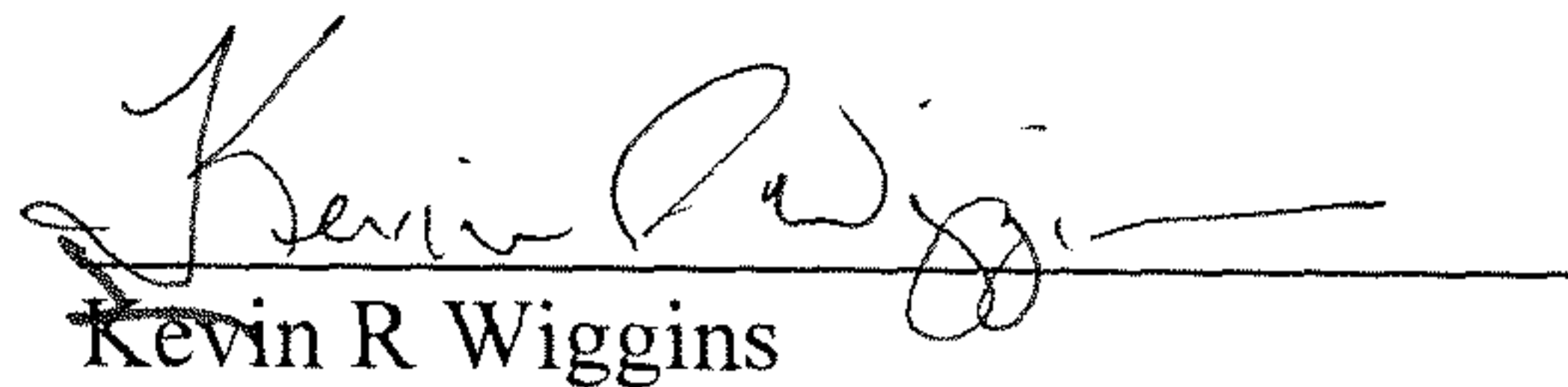
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right of way granted to Alabama Power Company recorded in Inst. No. 1999-44329; Inst. No. 1997-26283 and Inst. No. 2005-55330.
4. Easement granted to Alabama Power Company recorded in Inst. No. 2010-20280.

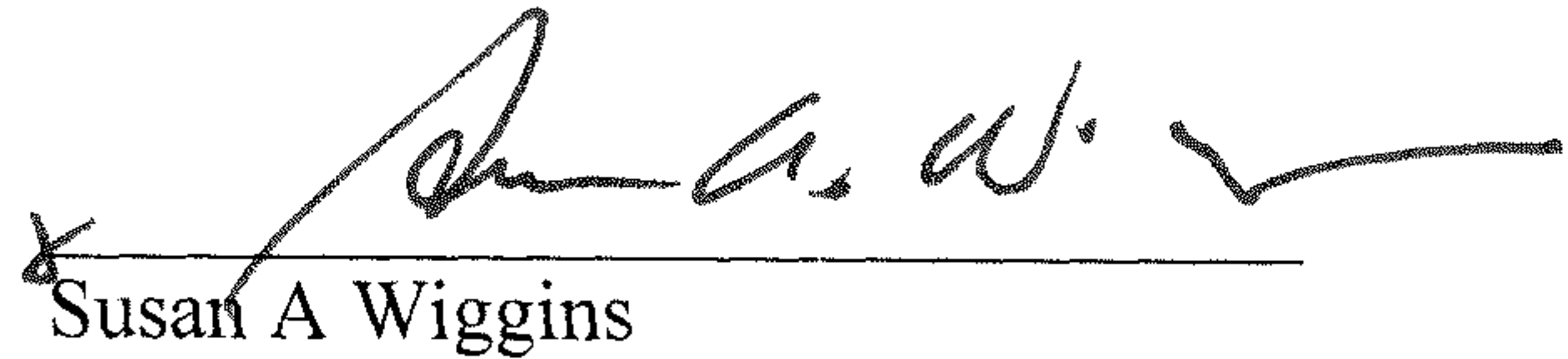
\$618,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal
this the 28 day of July, 2025.


Kevin R Wiggins


Susan A Wiggins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Kevin R Wiggins and Susan A Wiggins whose names are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of July, 2025.

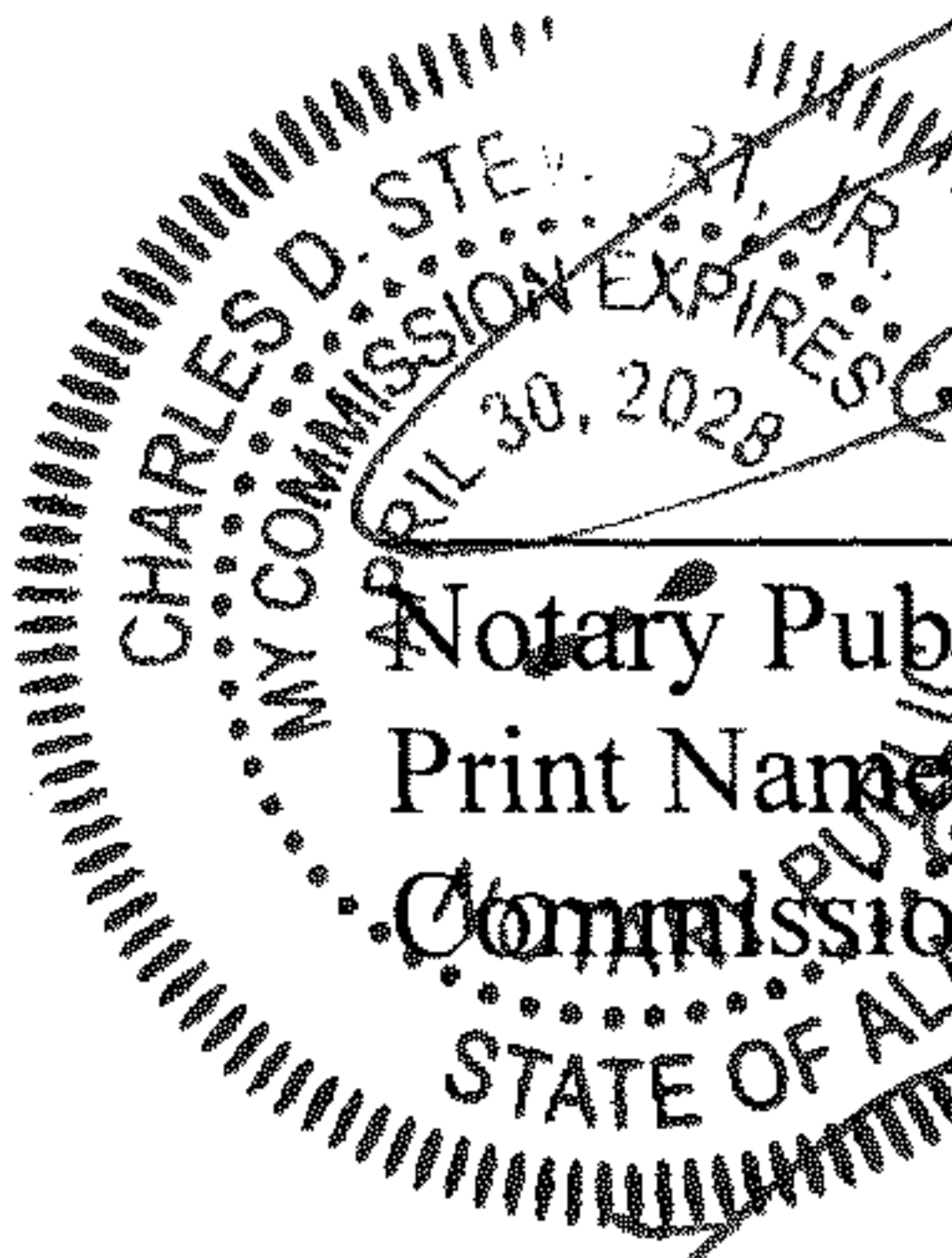

Notary Public
Print Name: Charles D. Stewart Jr
Commission Expires: 30 28

Exhibit A
Legal Description

Parcel I

Begin at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 1 East; Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 54 minutes 35 seconds East, a distance of 721.61 feet; thence North 00 degrees 12 minutes 10 seconds West, a distance of 338.02 feet; thence South 89 degrees 54 minutes 35 seconds West, a distance of 70.41 feet; thence South 82 degrees 53 minutes 45 seconds West, a distance of 655.03 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 258.03 feet to the point of beginning. Situated in Shelby County, Alabama.

Together with and subject to 40' easement, the centerline of which being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run southwesterly for 197.96 feet to the easterly r/w of Shelby County Highway 5 and the point of beginning.

Parcel II

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run easterly along the South line thereof 1325.44 feet to the SE corner of said 1/4 - 1/4 section; thence 90 degrees 06 minutes 45 seconds left run northerly 825.00 feet; thence 89 degrees 53 minutes 15 seconds left run westerly 1322.52 feet to the West line of said 1/4 - 1/4 section; thence 89 degrees 44 minutes 35 seconds left run southerly 825.00 feet to the point of beginning.

Less and except property conveyed in deed recorded in Inst. No. 20030528000331460, Probate Office, Shelby County, Alabama.

Together with and subject to a 40' easement, the centerline of which being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run Westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run Southwesterly for 197.96 feet to the easterly R/W of Shelby County Highway 5 and the point of beginning.

LESS AND EXCEPT

Begin at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 1 East; Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 54 minutes 35 seconds East, a distance of 721.61 feet; thence North 00 degrees 12 minutes 10 seconds West, a distance of 338.02 feet; thence South 89 degrees 54 minutes 35 seconds West, a distance of 70.41 feet; thence South 82 degrees 53 minutes 45 seconds West, a distance of 655.03 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 258.03 feet to the point of beginning, Situated in Shelby County, Alabama.

Together with and subject to 40' easement, the centerline of which being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run southwesterly for 197.96 feet to the easterly R/W of Shelby County Highway 5 and the point of beginning.

Parcel III

Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows:

LESS AND EXCEPT that part of Lot 4 being more particularly described as follows: Commence from the SE corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21, Range 1 East; thence run northerly along the East line thereof for 258.03 feet; thence 88 degrees 46 minutes 29 seconds left run Westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the easterly right of way of Shelby County Highway #5 and a curve concaved northeasterly, (having a radius of 1629.67 feet and a central angle of 6 degrees 50 minutes 56 seconds); thence 87 degrees 24 minutes 59 seconds right to chord of said curve run northerly along said curve and right of way a chord distance of 194.69 feet; thence 76 degrees 17 minutes 04 seconds right from said chord run northeasterly 203.34 feet; thence 104 degrees 09 minutes 04 seconds right run southerly 251.74 feet to the point of beginning.

Parcel IV

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 16, and the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run South along the East line of said quarter-quarter section for a distance of 659.19 feet to an iron pin set, thence turn an angle to the right of 89 degrees 14 minutes 58 seconds and run in a Westerly direction for a distance of 1,765.92 feet to an iron pin found on the Northeast right of way line of Shelby County Highway No. 5; thence turn an angle to the right of 83 degrees 02 minutes 18 seconds and run in a Northwesterly direction along said Northeast right of way line for a distance of 592.23 feet to a point on a curve to the right, having a central angle of 00 degrees 44 minutes 12 seconds and a radius of 3,234.00 feet; thence run in a Northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 41.59 feet to an iron pin found; thence turn an angle to the right of 96 degrees 36 minutes 25 seconds from the chord of last stated curve and run in an Easterly direction for a distance of 529.62 feet to an iron pin found; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 30.00 feet to an iron pin found on the North line of said quarter-quarter Section; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an Easterly direction along the North line of said quarter-quarter Section for a distance of 1,317.67 feet to the point of beginning.

LESS AND EXCEPT the following parcels:

PARCEL A:

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 16, and the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Southwest Quarter of said Section 16, thence run South along the East line of said quarter-quarter section for a distance of 659.19 feet to an iron pin found; thence turn an angle to the right of 89 degrees 14 minutes 58 seconds and run in a Westerly direction for a distance of 1,765.92 feet to an iron pin found on the Northeast right of way line of Shelby County Highway No. 5; thence turn an angle to the right of 83 degrees 02 minutes 18 seconds and run in a Northwesterly direction along said Northeast right of way line for a distance of 562.23 feet to the point of beginning; thence continue along last stated course for a distance of 30.00 feet to a point on a curve to the right, having a central angle of 00 degrees 44 minutes 12 seconds and a radius of 3,234.00 feet, thence run in a Northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 41.59 feet to an iron pin found; thence turn an angle from the chord of last stated curve to the right of 117 degrees 55 minutes 54 seconds and run in a Southeasterly direction for a distance of 177.50 feet to a point; thence turn an angle to the right of 21 degrees 14 minutes 53 seconds and run in a Southeasterly direction for a distance of 191.03 feet to a point; thence turn an angle to the left of 42 degrees 34 minutes 22 seconds and run in an Easterly direction for a distance of 350.00 feet to a point; thence turn an angle to the right of 83 degrees 02 minutes 18 seconds and run in a Southeasterly direction for a distance of 150.00 feet to a point; thence turn an angle to the right of 27 degrees 32 minutes 58 seconds and run in a Southwesterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of 69 degrees 24 minutes 44 seconds and run in a Westerly direction for a distance of 300.00 feet to a point thence turn an angle to the right of 57 degrees 13 minutes 11 seconds and run in a Northwesterly direction for a distance of 545.72 feet to the point of beginning.

PARCEL B:

All N 1/2 of the NE 1/4 of the SE 1/4 Section 17, Township 21 South, Range 1 East, lying East of Shelby County Highway 5 and South of Parcel A as described above.

Parcel V:

A 30-foot strip, the North side being more particularly described as follows: Begin at a point 30 feet East of the SW corner along the South line of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run West 30.00 feet thence 1 degree 05 minutes 44 seconds right run Westerly 523.62 feet to the Easterly right of way of Shelby County Highway 5 and the point of ending. Situated In Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/31/2025 01:07:58 PM
 \$248.00 PAYGE
 20250731000233700

Allen S. Bayl