

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
C. Stan Farrell III
5520 County Road 11
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE THOUSAND AND 00/100 Dollars (\$1,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

C. Stan Farrell, III and his wife Paula Farrell

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

C. Stan Farrell, III and Paula Farrell, as Trustees of the Farrell Living Trust dated June 8, 2021

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Two parcels of land located in the SW 1/4 of the NE 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Parcel A: Begin at the SW corner of the SW 1/4 of the NE 1/4 of said Section 16; thence South 89°49'07" East along the South line of said 1/4-1/4 section a distance of 1,089.73 feet to a point lying on the Northwesterly right of way line of CSX Railroad (100 foot right of way); thence North 34°25'42" East along said right of way line for distance of 383.19 feet to a point lying on the East line of said 1/4-1/4 Section; thence North 0°18'53" West along said 1/4-1/4 line and leaving said right of way line a distance of 711.29 feet; thence North 24°34'17" West a distance of 214.50 feet to a point lying on the Southeasterly right of way line of Shelby County Highway No. 11 (80 foot right of way); thence South 43°36'57" West along said right of way line a distance of 492.63 feet to the beginning of a curve to the right having a central angle of 17°10'13", a radius of 2,740.00 feet and subtended by a chord which bears South 52°12'03" West, a chord distance of 818.05 feet; thence along said curve and said right of way line a distance of 821.11 feet to the end of said curve; thence South 60°47'09" West and continuing along said right of way line a distance of 262.84 feet to a point lying on the West line of said 1/4-1/4 section, thence South 0°34'50" East along said 1/4-1/4 section line and leaving said right of way line a distance of 232.67 feet to the Point of Beginning.

Parcel B: Begin at the SE corner of the SW 1/4 of the NE 1/4 of said Section 16, thence North 0°18'53" West along the East line of said 1/4-1/4 Section a distance of 140.73 feet to a point lying on the Southeasterly right of way line of CSX Railroad (100 foot right of way); thence South 34°28'44" West along said right of way line a distance of 170.34 feet to a point lying on the South line of said 1/4-1/4 section; thence South 89°49'07" East along said 1/4-1/4 line and leaving said right of way line a distance of 97.20 feet to the Point of Beginning.

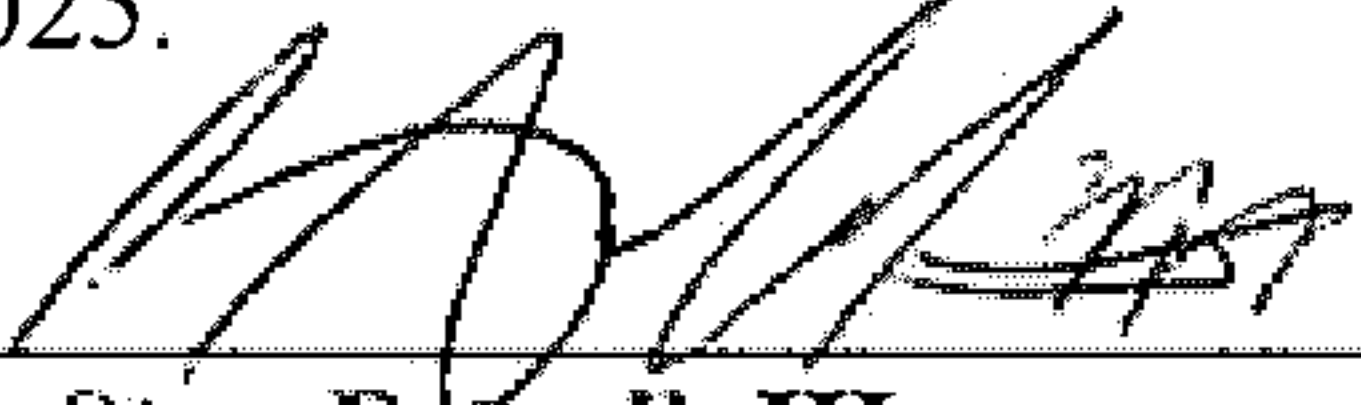
Paula Farrell executes this deed solely in compliance with Alabama Code Section 6-10-3.

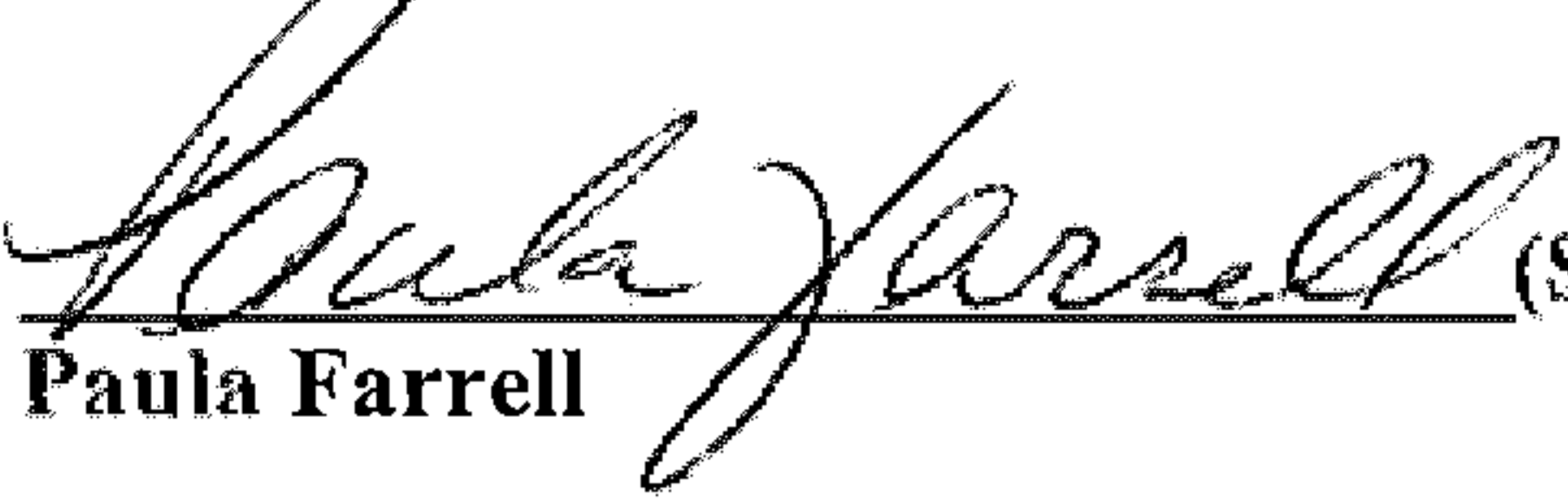
- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 4th day of November, 2025.


C. Stan Farrell, III (SEAL)

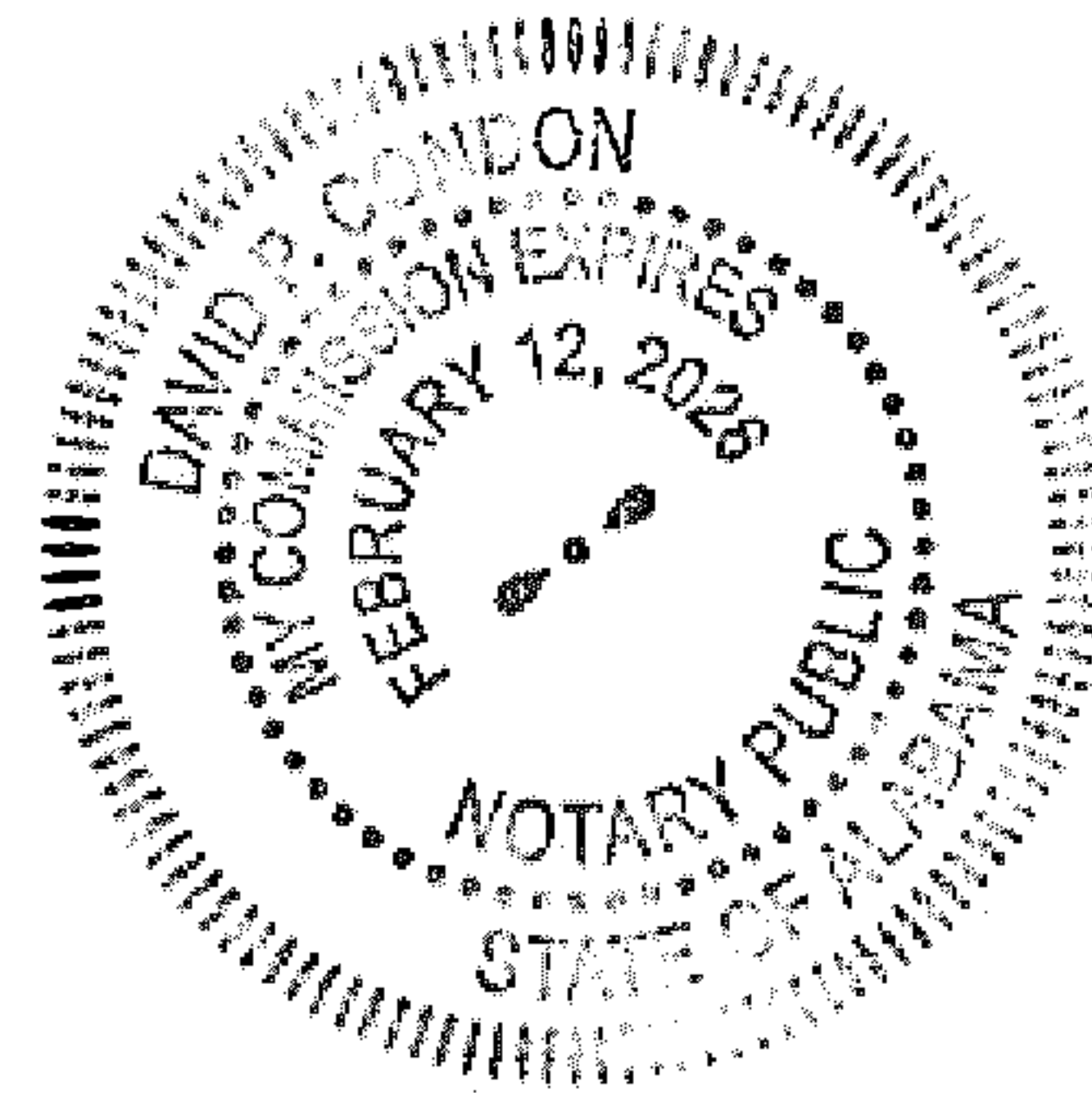

Paula Farrell (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that C. Stan Farrell, III and Paula Farrell whose names are signed to the foregoing conveyance, and who are 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 4th day of November, 2025.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	C. Stan Farrell, III and Paula Farrell	Grantee's Name	C. Stan Farrell, III
Mailing Address	5520 County Road 11 Pelham, Alabama 35124	Mailing Address	5520 County Road 11 Pelham, Alabama 35124
Property Address	5520 County Road 11 Pelham, AL 35124	Date of Sale	11/4/2025
		Total Purchase Price	
		or	
		Actual Value	\$550,000.00
		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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other _____
☐ 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.

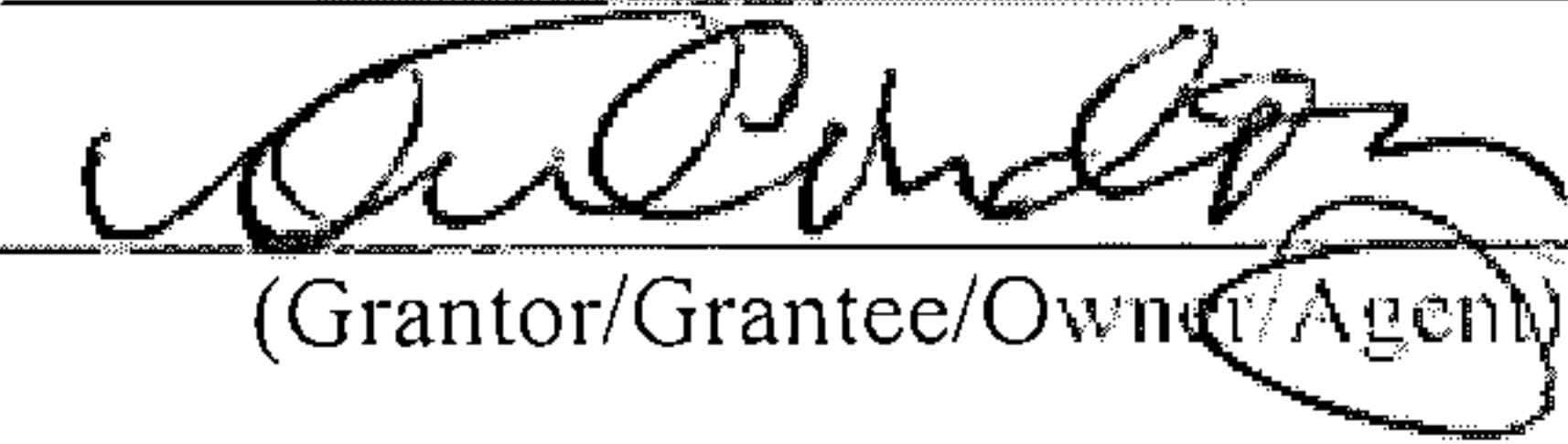
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

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 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 <u>Code of Alabama 1975 § 40-22-1 (h)</u> .	
Date	11/4/2025
☐ Unattested	(verified by) _____
Print	David Gordon
Sign	
	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2025 08:14:38 AM
\$578.00 JOANN
20251105000339000

Allen S. Bayl