

Assessed Value \$174,300.00

**THIS INSTRUMENT PREPARED BY:**

Suzanne D. Paulson  
Leitman, Siegal & Payne, P.C.  
420 North 20th Street, Suite 2000  
Birmingham, Alabama 35203

**SEND TAX BILL TO:**

Walter L. Howard, III and Emily M. Howard  
5196 Colonial Park Road  
Birmingham, Al 35242



20150120000019450 1/5 \$200.50  
Shelby Cnty Judge of Probate, AL  
01/20/2015 11:47:15 AM FILED/CERT

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

WHEREAS, title to that certain tract of land located in Shelby County, Alabama, more particularly hereinbelow (the "Property"), was acquired by Gene M. Sellers, as the initial Trustee of the Lou and Emily Howard Trust (the "Trust") in that certain deed, dated December 3, 1996, which deed was recorded in the Office of the Judge of Probate, Shelby County, Alabama, in instrument # 19960004016600000;

WHEREAS, the agreement creating the Trust, dated December 3, 1996, was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in instrument # 20141216000393930;

WHEREAS, effective as of January 31, 2001, Gene M. Sellers resigned as the initial Trustee and Margaret H. Roy became the successor Trustee of the Trust (see Acceptance of Trusteeship attached hereto as Exhibit "A"); and

WHEREAS, Margaret H. Roy is currently serving as successor Trustee of the Trust.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration; the receipt and sufficiency of which are hereby acknowledged, in hand paid to **Margaret H. Roy, as successor Trustee of the Lou and Emily Howard Trust, dated December 3, 1996** (herein referred to as "Grantor"), by **Walter L. Howard, III and Emily M. Howard** (herein referred to as "Grantees"), Grantor does hereby grant, bargain, sell and convey unto Grantees all of Grantor's right, title and interest in and the Property, to wit:

Lot 26, according to the Survey of Meadow Brook, 6<sup>th</sup> Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Tax Assessor's Parcel # 10 1 12 0 001 001.029  
Current FMV Per Tax Assessor – \$174,300

Shelby County, AL 01/20/2015  
State of Alabama  
Deed Tax: \$174.50

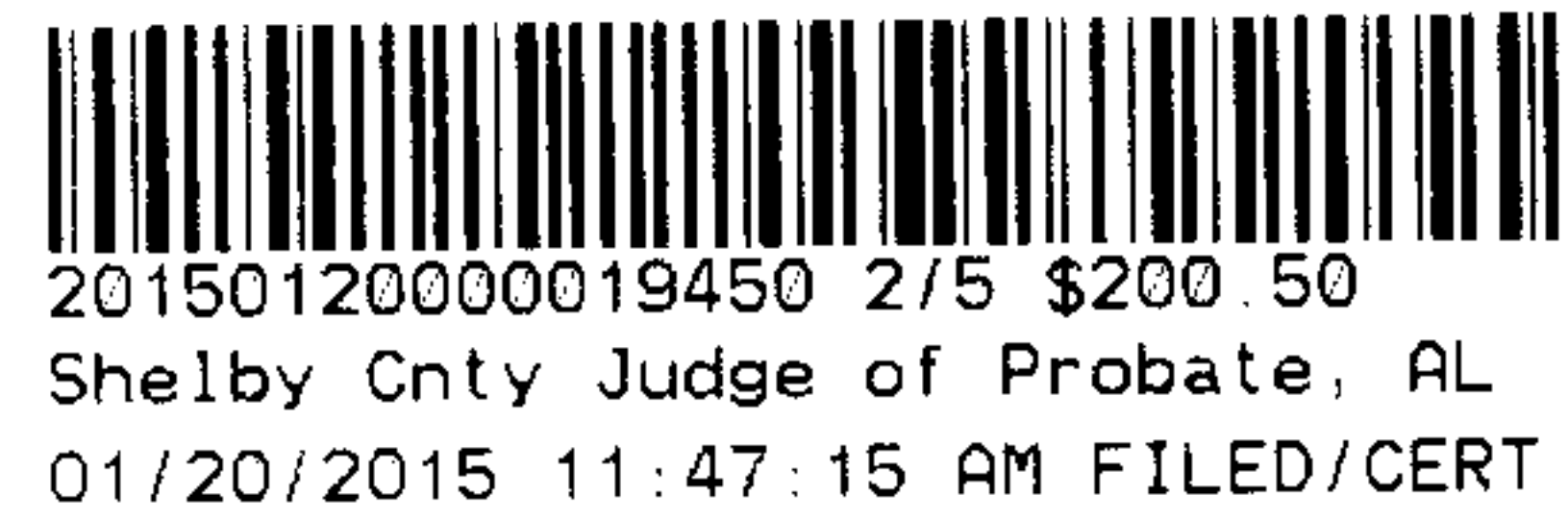
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs, successors and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantor has caused this deed to be properly executed effective as of the 31<sup>st</sup> day of December 2014.

**GRANTOR:**

**LOU AND EMILY HOWARD TRUST**

Margaret H. Roy  
Margaret H. Roy, successor Trustee



STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margaret H. Roy, whose name as successor Trustee of the Lou and Emily Howard Trust, 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, in her capacity as successor Trustee and with full authority, executed the same voluntarily.

Given under my hand and official seal this the 15<sup>th</sup> day of December, 2014.

Tracy Joanne Williams  
Notary Public  
My Commission Expires: 8/25/2015

MY COMMISSION EXPIRES AUGUST 25, 2015

Grantor's Address: Margaret H. Roy, Successor Trustee  
312 Cedar Hill Drive  
Birmingham, AL 35242

Grantee's Address: Walter L. Howard, III & Emily M. Howard  
5196 Colonial Park Road  
Birmingham, AL 35242

20150120000019450 3/5 \$200.50  
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**ACCEPTANCE OF TRUSTEESHIP**

WHEREAS, the Lou and Emily Howard Trust was made the 3<sup>rd</sup> day of December, 1996, by and between Walter L. Howard, Jr., and Wiley B. Howard, as Grantor and Gene M. Sellers as Trustee; and

WHEREAS, Gene M. Sellers has resigned as initial Trustee; and

WHEREAS, Margaret H. Roy is named as successor Trustee in said trust.

NOW, THEREFORE, in consideration of these premises, the undersigned hereby accepts her appointment to serve as Trustee of the aforesaid trust dated December 3, 1996.

IN WITNESS WHEREOF, this 31<sup>st</sup> day of January, 2001, the undersigned has executed this instrument accepting her role as Trustee as hereinabove set forth.

Margaret H. Roy  
Margaret H. Roy, Trustee

STATE OF ALABAMA )  
JEFFERSON COUNTY ) 995-1236  
312 CEDARHILL DR.  
35242

Before me, the undersigned authority, in and for said county in said state, personally appeared Margaret H. Roy, who, being first duly sworn, says that she has full and complete knowledge of the correctness of the above Acceptance of Trusteeship.

Sworn to and subscribed before me this the 31<sup>st</sup> day of January, 2001.

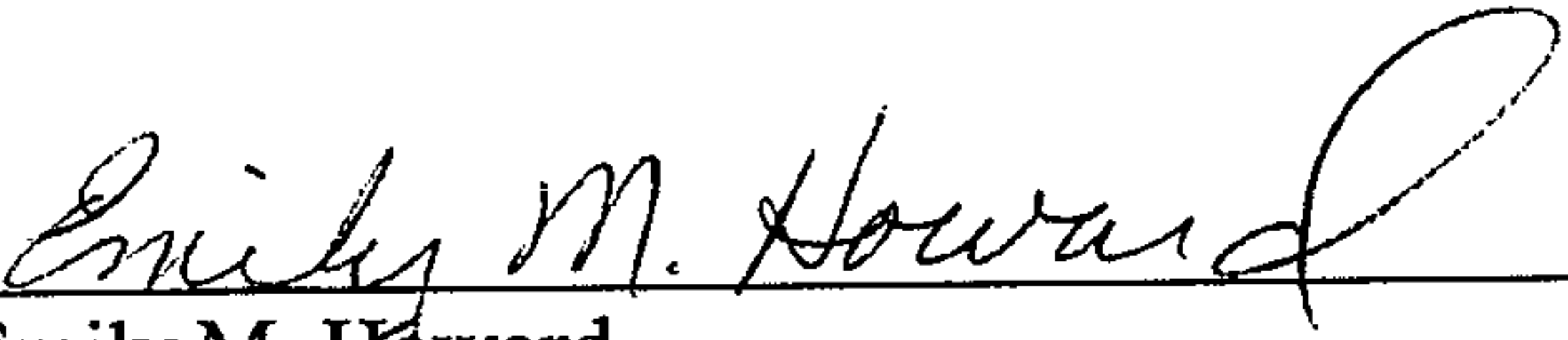
Harriett M. Isaacson  
Notary Public  
My commission expires: 1-19-05

[SEAL]

**ACKNOWLEDGMENT**

We hereby acknowledge receipt of the foregoing Acceptance of Trusteeship by Margaret H. Roy this 31st day of January, 2001.

  
Walter L. Howard, III

  
Emily M. Howard



20150120000019450 4/5 \$200.50  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

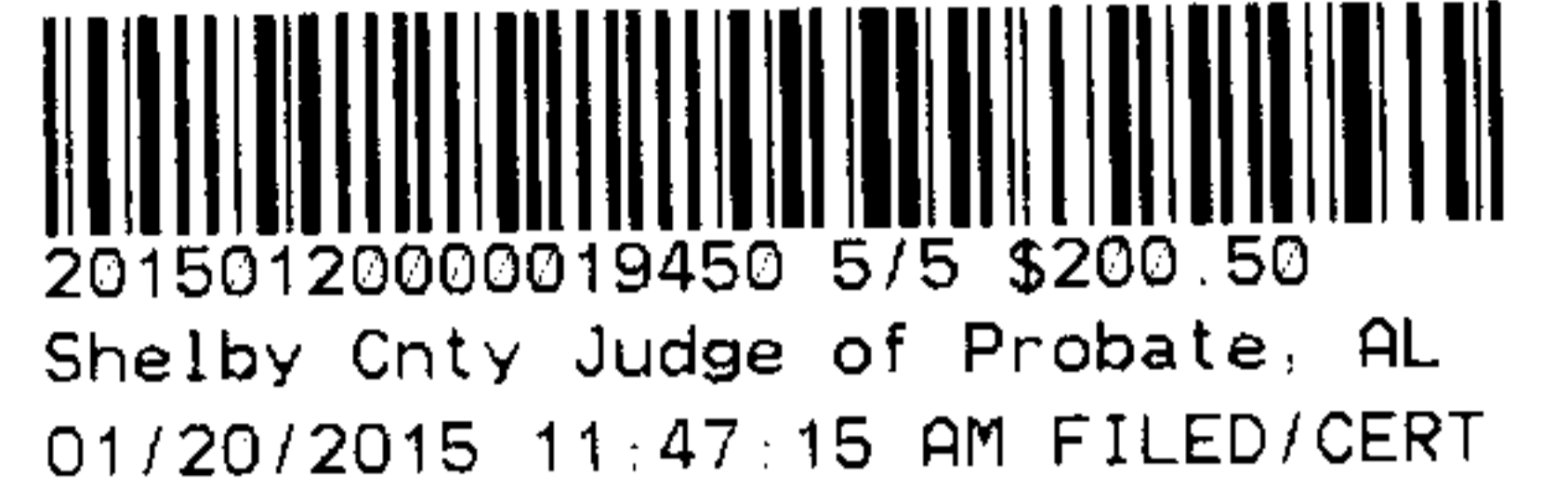
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Margaret H. Roy, Successor Trustee
Mailing Address 312 Cedar Hill Drive
Birmingham, AL 35242

Grantee's Name Walter L. Howard, III and Emily M. Howard
Mailing Address 5196 Colonial Park Road
Birmingham, AL 35242

Property Address 5196 Colonial Park Road
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 174,300.00



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
Other
Tax Assessor's Records

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 1-15-15

Print Suzanne D. Paulson, Attorney at Law

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one