

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA) )  
SHELBY COUNTY ) ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and no/100-----Dollars, to the undersigned grantor (whether one or more), in hand paid by grantees herein, the receipt whereof is acknowledged, I, **Hewitt L. Conwill, married,** (herein referred to as grantor) grant, bargain, sell and convey unto **LEROY HOWTON, JR. and CYNTHIA RENEE HOWTON** (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all my undivided interest in and to the following described real estate, situated in **Shelby County, Alabama, to-wit:**

All that part of the North ½ of the N ½ of the NE ¼ of the SE ¼ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, lying East of the following described line:

Commence at the northeast corner of the NE ¼ of SE ¼ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, and run thence North 89 deg. 02 min. 13 sec. West along the north line of said ¼ - ¼ section, a distance of 249.73 feet to a set rebar corner and the point of beginning of the line being described; thence run South 0 deg. 07 min. 06 sec. East a distance of 334.36 feet to a rebar corner located on the North margin of Honeysuckle Circle, being the end of said line.

SUBJECT TO RIGHT-OF-WAY LINE OF HONEYSUCKLE CIRCLE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN.

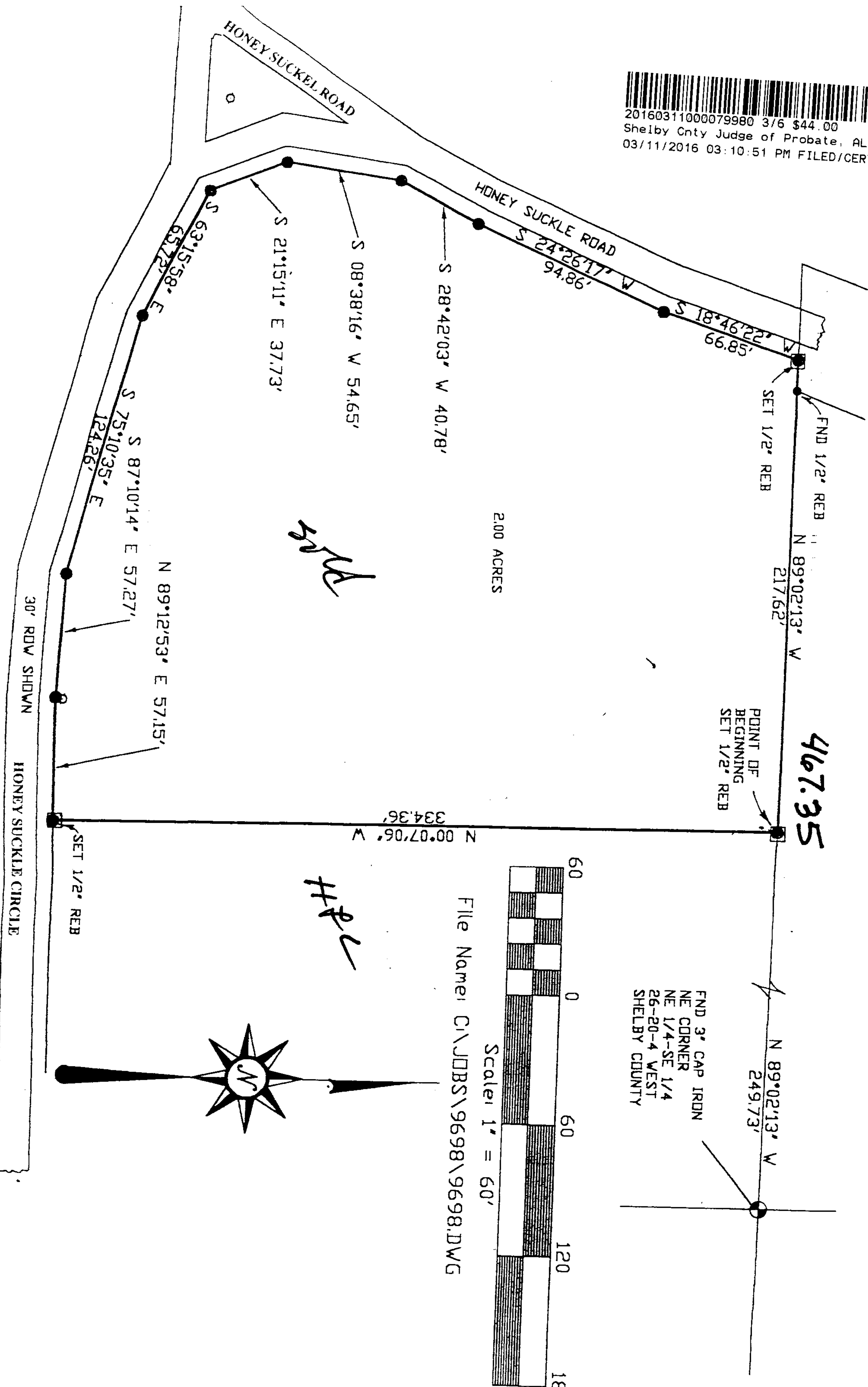
TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their 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





STATE OF ALABAMA  
COUNTY OF SHELBY

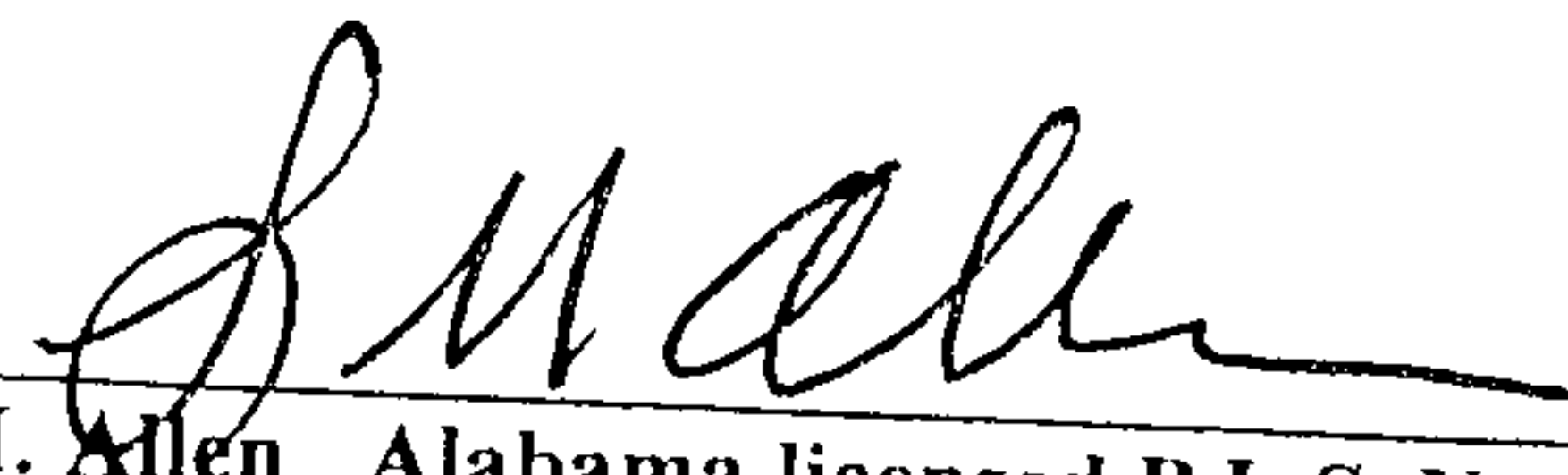


STATE OF ALABAMA  
COUNTY OF SHELBY

I, S.M. Allen, a professional licensed land surveyor in the State of Alabama hereby certify that this is a true and correct plat and legal description of my survey as shown and described hereon; That there are no visible structural encroachments of any kind upon the subject property except as shown and noted hereon excluding utility poles, wires, anchors, guys, lines or pipes that serve the subject property only or that are within dedicated easements or rights of ways; That steel rebar corners have been set at the three exterior property corners as shown hereon represented by small dark circles within small squares. I further certify that this survey and plat meet the Standards for Practice for Surveying in the State of Alabama, the correct legal description being as follows:

Commence at a found three inch capped pipe corner that represents the northeast corner of the northeast quarter of the southeast quarter of Section 26, Township 20 south, Range 4 west, Shelby County, Alabama and run thence N 89° 02' 13" W along the north line of said quarter-quarter a distance of 249.73' to a set rebar corner and the point of beginning of the property being described; Thence continue last described call a distance of 217.62' to a set rebar corner on the easterly margin of Honey Suckle Road, a paved public prescriptive right of way roadway; Thence run S 18° 46' 22" W along said margin a distance of 66.85' to a point; Thence run S 24° 26' 17" W along said margin a distance of 94.86' to a point; Thence run S 28° 42' 03" W along said margin of said road a distance of 40.78' to a point; Thence run S 08° 38' 16" W along said margin of said road a distance of 54.65' to a point; Thence run S 21° 15' 11" E along said margin of said road 37.73' to a point; Thence run S 63° 15' 58" E along the south margin of said Honey Suckle Circle a distance of 65.72' to a point; Thence run S 75° 10' 35" E along said southerly margin of same said road a distance of 124.26' to a point; Thence run S 87° 10' 14" E along same said Honey Suckle Circle a distance of 57.27' to a point; Thence run N 89° 12' 53" E along same said margin of same said roadway a distance of 57.15' to a set rebar corner; Thence run N 00° 07' 06" W a distance of 334.36' to the point of beginning, containing 2.0 acres, more or less. Property is subject to any and all agreements, easements, restrictions and / or limitations of probated record and/ or applicable law.

According to my survey of July 11, 2002

  
S.M. Allen Alabama licensed P.L.S. No.# 12944

83499.722 =  
19168 AC.



N & ALLEN  
Pelham Pkwy.  
m, AL 35124  
) 663-4251



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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA  
COUNTY OF SHELBY

I, S.M. Allen, a professional licensed land surveyor in the State of Alabama hereby certify that this is a true and correct plat and legal description of my survey as shown and described hereon; That there are no visible structural encroachments of any kind upon the subject property except as shown and noted hereon excluding utility poles, wires, anchors, guys, lines or pipes that serve the subject property only or that are within dedicated easements or rights of ways; That steel rebar corners have been set at the three exterior property corners as shown hereon represented by small dark circles within small squares. I further certify that this survey and plat meet the Standards for Practice for Surveying in the State of Alabama, the correct legal description being as follows:


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83499.722 =  
19168 AL.



  
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Shelby Cnty Judge of Probate, AL  
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-4251

# Real Estate Sales Validation Form

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

Grantor's Name Hewitt Conwill  
Mailing Address P.O. Box 69  
Vincent, AL 35178

Grantee's Name Leroy Howton Jr.  
Mailing Address 400 Honeysuckle Rd  
Helena, AL 36030

Property Address no address assigned

Date of Sale 3/10/16  
Total Purchase Price \$ 15,000

or  
Actual Value \$

or  
Assessor's Market Value \$



20160311000079980 6/6 \$44.00  
Shelby Cnty Judge of Probate, AL  
03/11/2016 03:10:51 PM FILED/CERT

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 3/11/16

Print LEROY HOWTON JR

☐ Unattested  
☐ (verified by)

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