



20210202000054400 1/4 \$94.00  
Shelby Cnty Judge of Probate, AL  
02/02/2021 11:13:02 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Doyle Ray Howard, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Doyle Ray Howard, Barbara Howard, and Bobby Howard (herein referred to as GRANTEES) for and during their joint lives and upon the death of any of them, then to the survivors as joint tenants, and upon the death of either of the survivors, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A.

Subject to easements, covenants, restrictions, conditions, rights of way, encumbrances and right of others to mineral rights.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1<sup>st</sup> day of February, 2021.

Doyle Ray Howard  
Doyle Ray Howard

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doyle Ray Howard, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of February, 2021.

Jennifer Nash  
Notary Public  
My commission expires: 7/16/2024



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EXHIBIT "A"

A parcel of land situated in the Southwest corner of the NW  $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of NW  $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama; and run in a Northerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 250.00 feet to a point; thence turn an interior angle of 90 degrees 21' 20" and then run to the right in an Easterly direction a distance of 275.00 feet to a point; thence turn an interior angle of 89 degrees 38' 40" and then run to the right in a Southerly direction a distance of 250.00 feet to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an interior angle of 90 degrees 21' 20" and then run to the right in a Westerly direction a distance of 275.00 feet, more or less, to the point of beginning of the herein described Tract 12; containing 1.16 acres.



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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 Doyle Ray Howard
Mailing Address 621 Dunnavant Hwy 478
Leeds, AL 35094

Grantee's Name see deed
Mailing Address 621 Dunnavant Hwy 478
Leeds, AL 35094

Property Address 621 Dunnavant Hwy 478
Leeds, AL 35094

Date of Sale 2-1-21
Total Purchase Price \$
Actual Value \$
Assessor's Market Value \$ 92,300.00

Shelby County, AL 02/02/2021
State of Alabama
Deed Tax: \$62.00

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 2/3 value = 61,533.30

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 2-1-21
Print Doyle Ray Howard
Unattested
Sign Doyle Ray Howard
(Grantor/Grantee/Owner/Agent) circle one

