

THIS INSTRUMENT PREPARED BY:  
WEATHINGTON, MOORE, WEISSKOPF & HILL, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
**17740 Highway 55**  
**Sterrett, AL 35147**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Jefrage Howard and wife, Juanita Howard (herein referred to as Grantors) do grant, bargain, sell and convey unto Katherine Howard Sims and Amanda Howard Payne (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, the following described real estate situated in Shelby County, Alabama, to-wit:

From the NW corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, go South 33 deg. East 586.23 feet to an iron for a point beginning; thence right 73 deg. 38' 42" 89.51 feet; thence right 89 deg. 38' 56" 220.24 feet; thence right 84 deg. 37' 52" 180 feet; thence right 93 deg. 14' 24" 238.4 feet; thence right 96 deg. 40' 01" 98.56 feet to the point of beginning, containing 0.97 acre, and lying in the NE1/4 of the SW1/4 of Section 19, and a small portion lying in the NW1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama

**Jefrage Howard and Juanita Howard hereby reserve a life estate in the above described property**

**Jefrage Howard and Jefridge Howard, grantee in that certain deed recorded in Book 315, page 936, Probate Office of Shelby County, Alabama are one and the same person.**

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 for such survivor forever, together with every contingent remainder and right of reversion.

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

Shelby County, AL 11/06/2012  
State of Alabama  
Deed Tax: \$6.00

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 12 day of October, 2012.

Jefrage Howard  
Jefrage Howard

Juanita Howard  
Juanita Howard


STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jefrage Howard and Juanita Howard, whose name(s) 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 12 day of October, 2012.

Sanja K. Whenne  
Notary Public

My Commission Expires: 6/1/2014

  
20121106000426880 2/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/06/2012 12:04:40 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Jefrage and Juanita Howard  
Mailing Address 17740 Highway 55  
Sterrett, AL 35147

Grantee's Name Katherine Howard Sims and  
Mailing Address Amanda Howard Payne

Property Address 17740 Highway 55  
Sterrett, AL 35147

Date of Sale October 12, 2012  
Total Purchase Price \$ 6,000.00

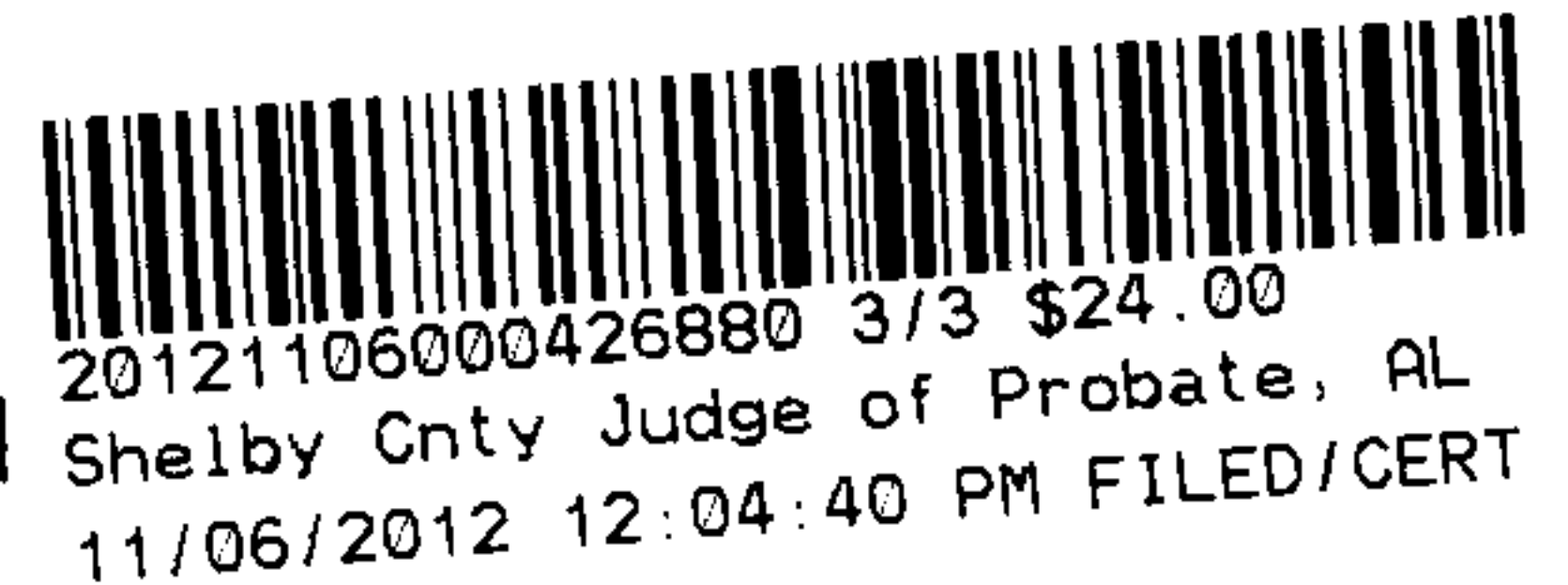
or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Value provided by grantors



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).

Billy R. Weathington, Jr.

Date \_\_\_\_\_

Print \_\_\_\_\_

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1