

• THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTEEES.

Send Tax Notice To:
Charles L. Howell
P.O. Box 635
~~Columbiana, AL 35051~~
Colera 35040

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of **Seventy-Four Thousand, Nine Hundred and no/100 (\$74,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JONATHAN CORY WEATHERS and CHELSEA LANEE WEATHERS, husband and wife

grant, bargain, sell and convey unto,

CHARLES L. HOWELL and wife, SANDRA B. HOWELL

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 23, according to the survey of Sunnydale Estates, Third Sector, as recorded in Map Book 7, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, One 1991 Fleetwood Harbor SP Model Mobile Home, Vin #GAFL35A03510HS and GAFL35B03510HS, and is permanently affixed to the real property hereinabove described as is considered a part thereof.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

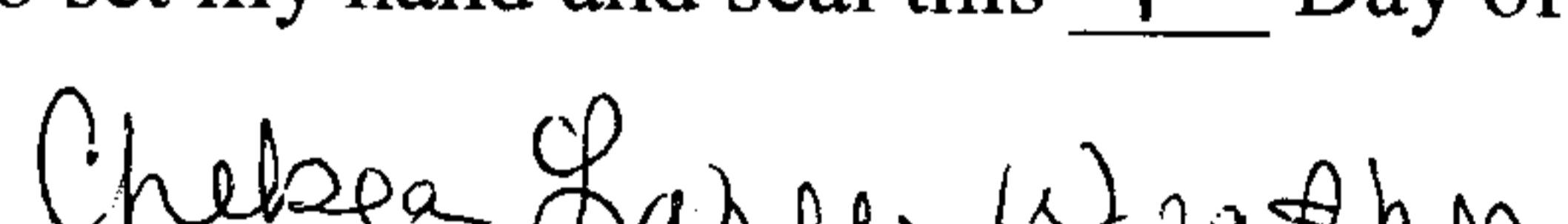
\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st Day of November, 2012.

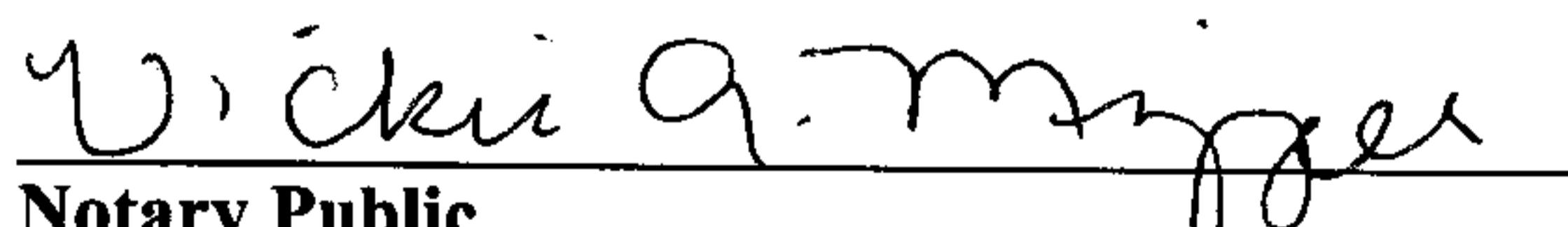

JONATHAN CORY WEATHERS


CHELSEA LANEE WEATHERS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jonathan Cory Weathers and Chelsea Lanee Weathers, 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 1st day of November, 2012.


Notary Public

My Commission Expires: 8-22-2015



20121207000468390 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
12/07/2012 10:09:12 AM FILED/CERT

Shelby County, AL 12/07/2012
State of Alabama
Deed Tax: \$75.00

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Gary Wenzel Grantee's Name Charles Howell
Mailing Address 204 Deyie Dr. Mailing Address P. O. Box 635
Montevallo, AL 35051 Colera, AL 35040

Property Address _____ Date of Sale 11-1-12
_____ Total Purchase Price \$ 0
Or
Actual Value \$ 74,900
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11-1-12

Print Charles L Howell

Unattested _____
(verified by)

Sign Charles L Howell
(Grantor/Grantee/Owner/Agent) circle one

