

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Aaron L. Howard  
1610 Hwy 315  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eighteen Thousand Seven Hundred Twenty dollars and Zero cents (\$18,720.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ricky L. Howard, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Aaron L. Howard (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

\$18,720.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27<sup>th</sup> day of March, 2013.

_____ (SEAL)	<u>Ricky L. Howard</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

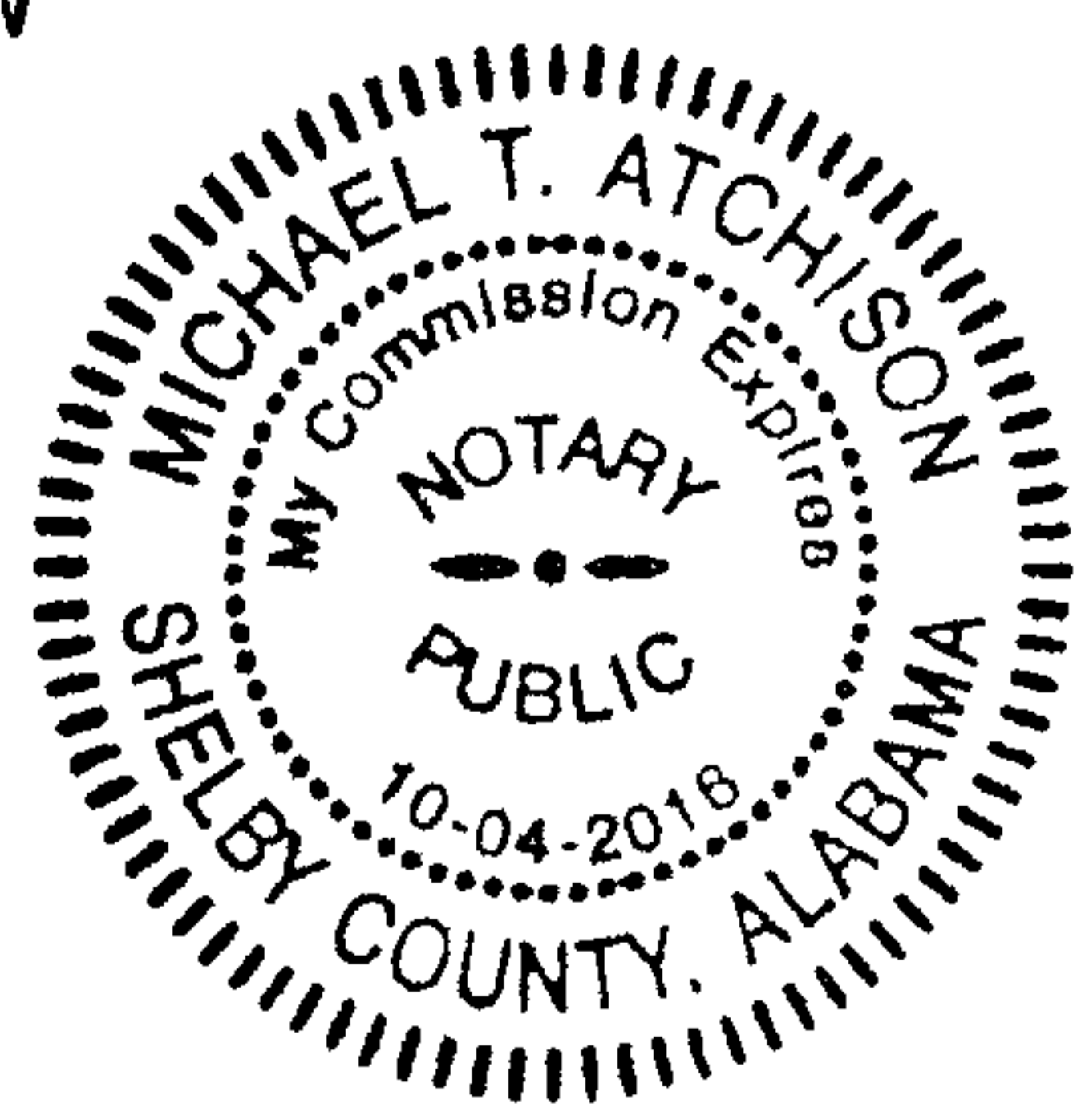
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Ricky L. Howard whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of March, 2013.

Michael T. Atchison  
Notary Public

My Commission Expires: 10-4-16

20130328000128810 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/28/2013 12:18:57 PM FILED/CERT




## EXHIBIT A

### PARCEL 2:

Commence at the SE corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 0 degrees 42 minutes 02 seconds West along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 269.20 feet to the POINT OF BEGINNING; thence North 87 degrees 09 minutes 03 seconds West a distance of 950.29 feet to the Easterly right of way of Alabama Highway 25; thence North 29 degrees 58 minutes 59 seconds East along said right of way a distance of 372.49 feet; thence South 64 degrees 08 minutes 12 East leaving said right of way a distance of 847.90 feet to the point of beginning.

According to the survey of Rodney Shiflett, Al. Reg. No. 21784, dated August 8, 2012.

  
20130328000128810 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/28/2013 12:18:57 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 Ricky Howard  
Mailing Address PO Box 142  
Columbiana AL  
35051

Grantee's Name Aaron Howard  
Mailing Address 1610 Hwy 315  
Columbiana, AL  
35051

Property Address \_\_\_\_\_  
Vacant

Date of Sale 3-27-13  
Total Purchase Price \$ 18,720.00  
Or  
Actual Value \$ \_\_\_\_\_  
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  
 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 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 3-27-13

Print Aaron Howard

Unattested \_\_\_\_\_  
(verified by)

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



20130328000128810 3/3 \$19.00  
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