

3

WARRANTY DEED

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

That in consideration of **Two Hundred Nintey-Seven Thousand Five Hundred and 00/100 Dollars (\$297,500)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

James E. Howard and his wife Carol Binion Howard

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Sheron M. Cobb

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

Subject to:


- (1) 2013 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.


Carol C. Binion, grantee in Instrument #20090303000077280, and Carol Binion Howard are one and the same person.

TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have set our hands and seals, this 4th day of April, 2013.

 (Seal)
James E. Howard

 (Seal)
Carol Binion Howard

STATE OF Kentucky
Jefferson COUNTY)

Shelby County, AL 04/29/2013
State of Alabama
Deed Tax: \$297.50

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James E. Howard and Carol Binion Howard 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 4th day of April, 2013.

Notary Public:
My Commission Expires:



20130429000171860 1/4 \$318.50
Shelby Cnty Judge of Probate, AL
04/29/2013 10:36:48 AM FILED/CERT

IN WITNESS WHEREOF, we have set our hands and seals, this ____ day of April, 2013.

James E. Howard (Seal) Carol Binion Howard (Seal)
James E. Howard Carol Binion Howard

STATE OF KENTUCKY
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James E. Howard and Carol Binion Howard 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 4th day of April, 2013.

Beatrice M. White
Notary Public:
My Commission Expires:



20130429000171860 2/4 \$318.50
Shelby Cnty Judge of Probate, AL
04/29/2013 10:36:48 AM FILED/CERT

EXHIBIT A
Legal Description

Lot 2535, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County Alabama

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994 - 07111 and amended in Instrument #1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded in Instrument #20051229000667940, in the Office of Shelby County, Alabama (Which, together with all amendments thereto, is here after collectively referred to as, the "Declaration")



20130429000171860 3/4 \$318.50
Shelby Cnty Judge of Probate, AL
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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 James E Howard Grantee's Name Sharon M. Cobb
Mailing Address and Carol Binion Howard Mailing Address _____

Property Address 1084 Dunnivant Place Date of Sale 4/4/13
Birmingham, AL 35242 Total Purchase Price \$ 297,500
or
Actual Value \$ _____
or
Assessor's 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 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 4/23/13

Unattested

(verified by)

Print Caroline Wildman

Sign

Caroline Wildman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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