


Recording Data:


20130624000257080 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
06/24/2013 11:45:27 AM FILED/CERT

This Instrument Prepared By:

Alexander F. Braswell
Lloyd & Dinning, LLC
Post Office Drawer 740
Demopolis, Alabama 36732

Send Tax Notice To:

Michael Howell
2154 Timberline Drive
Calera, AL 35040

STATE OF ALABAMA

SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100's (\$100.00) Dollars and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Randolph Howell, III (a/k/a Randall Howell, III), a married man**, (herein referred to as Grantor) does quitclaim, grant, bargain, sell and convey his interest to **Michael Howell**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 121, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

DEED REFERENCE: Recorded 11/30/2006 Document Number: 20061130000581150

SUBJECT TO:

- 1. Easement Building Line as shown on recorded map.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 3. Right of Way granted to South Central Bell Telephone Company recorded in Real 168, Page 563; Real 257, Page 174 and Volume 311, Page 435.**
- 4. Right of Way granted to Alabama Power Company recorded in Volume 323, Page 131; Volume 219, Page 75 and Inst. No. 2002-14193.**
- 5. Restrictions appearing of record in Inst. No. 2005-14193.**
- 6. A Mortgage in favor of First Federal Bank dated November 21, 2006 and recorded November 30, 2006, Document Number: 20061130000581160, in the Probate Office of Shelby County, Alabama. An Assignment was subsequently recorded in favor of CitiMortgage, Inc. dated September 27, 2012 and recorded on October 9, 2012, Document Number: 20121009000387800 in the Probate Office of Shelby County, Alabama. The said Michael Howell does accept this Deed subject to that Mortgage, and does agree to pay said Mortgage payments when due, and to hold the said Randolph Howell, III a/k/a Randall Howell, III harmless therefrom.**

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

The preparation of this document does not constitute an examination of title as to the property described herein and the above attorneys have made no such title examination.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 8th day of March, 2013.

Randolph Howell III (SEAL)
RANDOLPH HOWELL, III

Michael Howell (SEAL)
MICHAEL HOWELL

STATE OF ALABAMA

MARENGO COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Randolph Howell, III**, 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 6 day of March, 2013.

Tonya Schroeder
NOTARY PUBLIC
My commission expires: TONYA SCHROEDER
A Notary Public of Alabama
My Commission Expires November 5, 2015

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael Howell**, 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 8 day of MARCH, 2013.

Charles S. Holmes
NOTARY PUBLIC
My commission expires: JUNE 29 2016

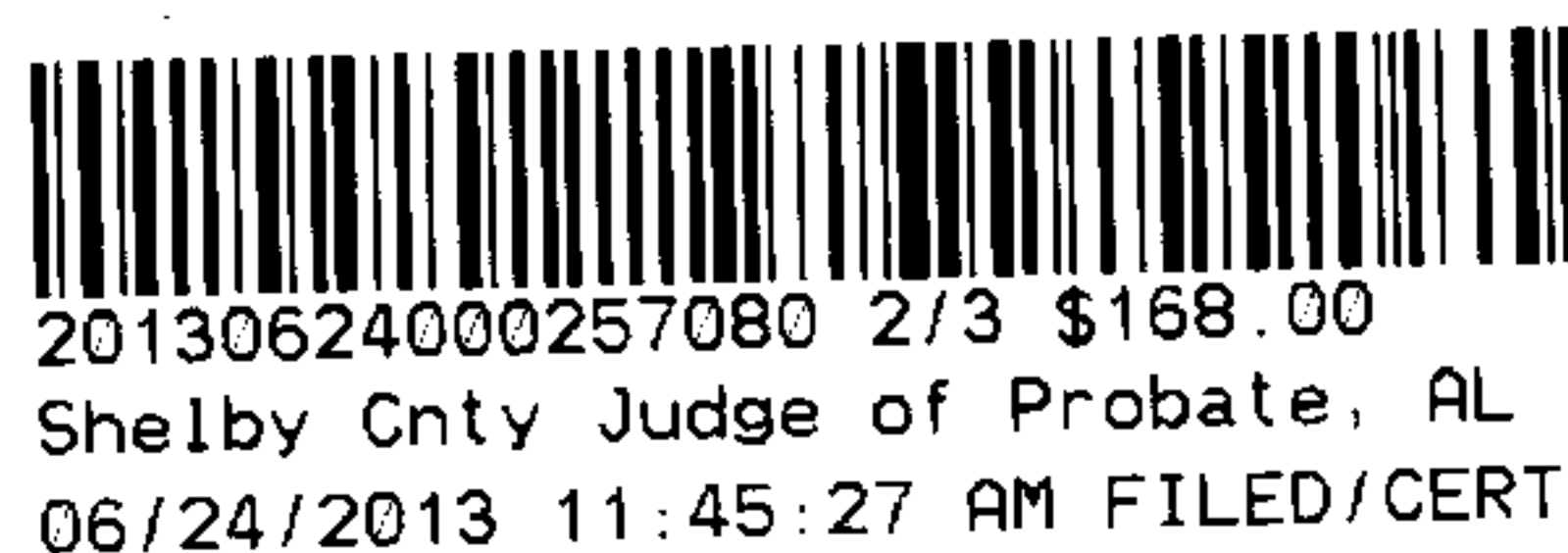
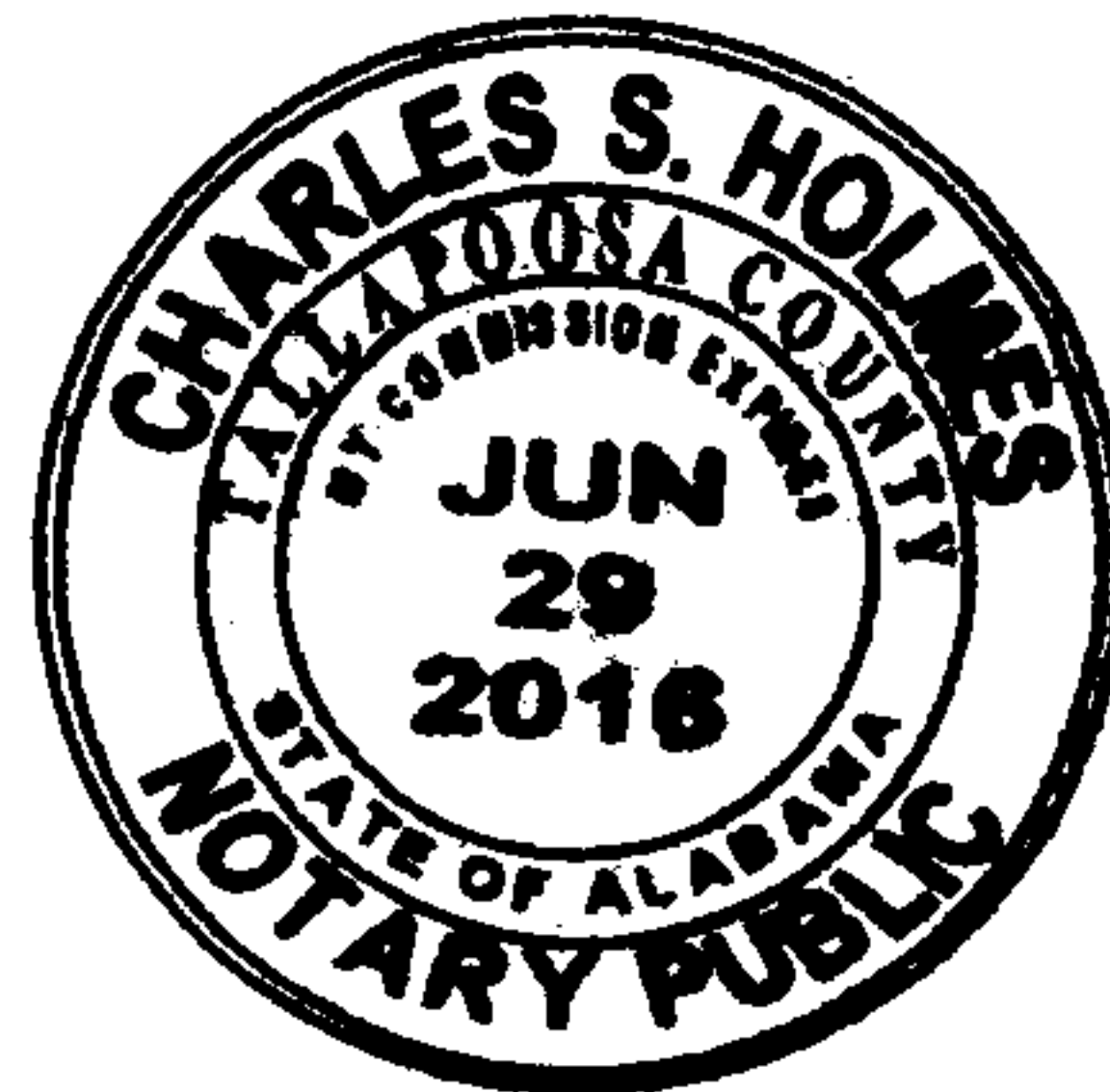
Grantor's Address:
Randolph E. Howell
1504 Ashwood Drive
Demopolis, AL 36732

Grantee's Addresses:
Michael Howell
2154 Timberline Drive
Calera, AL 35040

Property Address:
2154 Timberline Drive
Calera, AL 35040

Date of Transfer:

Tax Assessor's Value:
\$149,700.00



Real Estate Sales Validation Form

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

Grantor's Name Randolph Howell, III
Mailing Address 1504 Ashwood Drive
Demopolis, AL 36732

Grantee's Name Michael Howell
Mailing Address 2154 Timberline Drive
Calera, AL 35040

Property Address 2154 Timberline Dr.
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 149,700.00

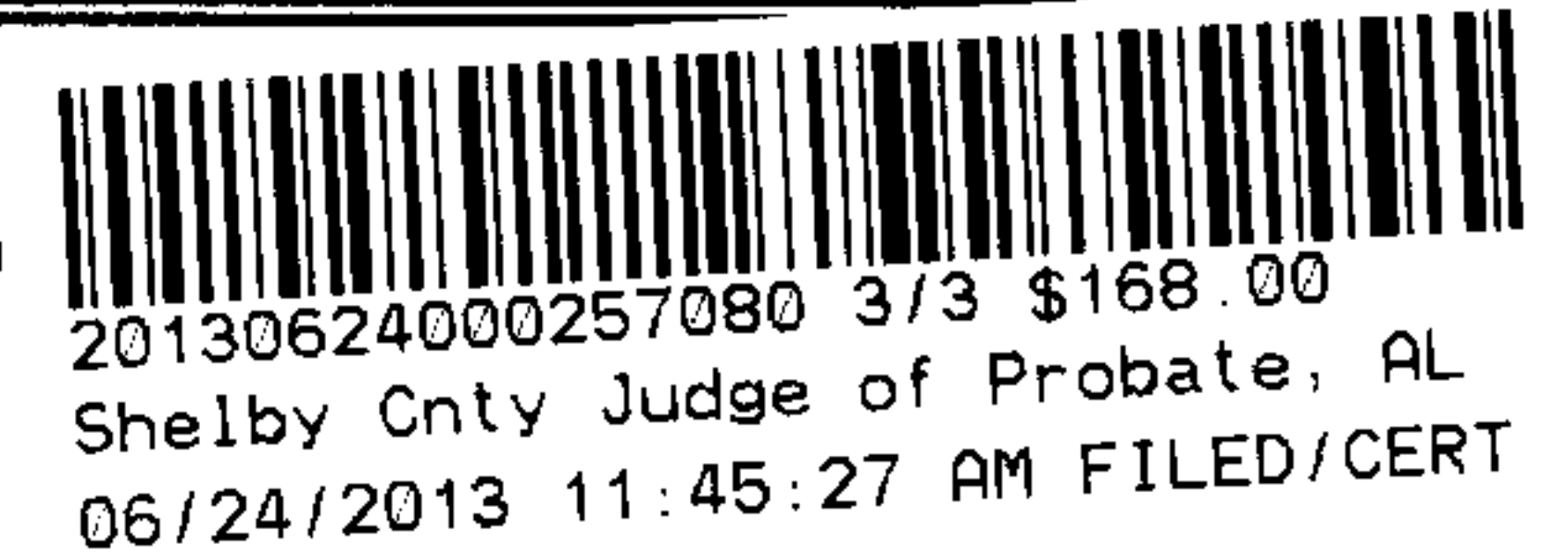
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other with Tax Assessor's office
 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 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 _____

Print Michael Howell

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one