

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Forty-Five Thousand and no/100-----Dollars, to the undersigned grantor (whether one or more), in hand paid by grantees herein, the receipt whereof is acknowledged, I, **Hewitt L. Conwill, married**, (herein referred to as grantor) grant, bargain, sell and convey unto **Leroy Howton and Margie Howton**, (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, all my undivided interest in and to the following described real estate, situated in **Shelby County, Alabama, to-wit:**

The North Half of the North Half of the NE 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 4 West.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at a found three inch capped pipe corner that represents the Northeast corner of the NE 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama and run thence North 89 deg. 02 min. 13 sec. West along the North line of said 1/4 - 1/4 a distance of 467.35 feet to a set rebar corner on the Easterly margin of Honeysuckle Road, a paved public prescriptive right-of-way roadway; thence run South 18 deg. 46 min. 22 sec. West along said margin a distance of 66.85 feet to a point; thence run South 24 deg. 26 min. 17 sec. West along said margin a distance of 94.86 feet to a point; thence run South 28 deg. 42 min. 03 sec. West along said margin of said road a distance of 40.78 feet to a point; thence run South 08 deg. 38 min. 16 sec. West along said margin of said road a distance of 54.65 feet to a point; thence run South 21 deg. 15 min. 11 sec. East along said margin of said road 37.73 feet to a point; thence run South 63 deg. 15 min. 58 sec. East along the North margin of said Honey Suckle Circle a distance of 65.72 feet to a point; thence run South 75 deg. 10 min. 35 sec. East along said Northerly margin of same said road a distance of 124.26 feet to a point; thence run South 87 deg. 10 min. 14 sec. East along same said Honey Suckle Circle a distance of 57.27 feet to a point; thence run North 89 deg. 12 min. 53 sec. East along same said margin of same said roadway a distance of 57.15 feet to a set rebar corner; thence continue along same said margin of said roadway a distance of 249.00 feet, more or less, to the point of intersection with the East line of the NE 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 4 West; thence run North 0 deg. 07 min. 06 sec. and run along said East line a distance of 334 feet to the point of beginning.

Said property is situated in the North half of the North half of the NE 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 4 West.

SUBJECT TO:

1. Right-of-way of Honey Suckle Road & Honey Suckle Circle
2. Power line easements

The above described property does not constitute any part of Grantor's homestead.

Grantee's address:

20 Honey Suckle Circle
Helena, Alabama 35080

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

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day

January, 2014.

Hewitt L. Conwill (Seal)
Hewitt L. Conwill

State of Alabama)

)

General Acknowledgment

Shelby County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, married, 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 9th day of January, 2014.

Eva D. Morrey
Notary Public *Common exp 11-22-17*

*Impraved By HF Conwill
Bit 69*

Unmet At 35178



20140109000008640 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
01/09/2014 10:17:04 AM 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

North F. Connel

Mailing Address

Box 69
Demet AL 35178

Grantee's Name

Jeray Henton

Mailing Address

20 Honey Suckle Circle
Albany 35258

Property Address

Date of Sale

1/9/14

Total Purchase Price \$

45000

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

Deed actual price

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

1/9/14

Print

North F. Connel

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140109000008640 3/3 \$65.00
Shelby Cnty Judge of Probate, AL
01/09/2014 10:17:04 AM FILED/CERT