

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mary Howard
149 Thorn Berry Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWELVE THOUSAND FOUR HUNDRED DOLLARS and no/100 (\$112,400.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MARY ELIZABETH HOWARD, A SINGLE WOMAN

(herein referred to as grantor) grant, bargain, sell and convey unto,

MARY ELIZABETH HOWARD AND LISA HOWARD

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 54, according to the survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2014 and subsequent years.

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

Mary Elizabeth Howard is the surviving grantee in instrument 2007060700026574, Probate Office, Shelby County, Alabama. The other grantee Norman P. Howard having died on November 7, 2011.

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

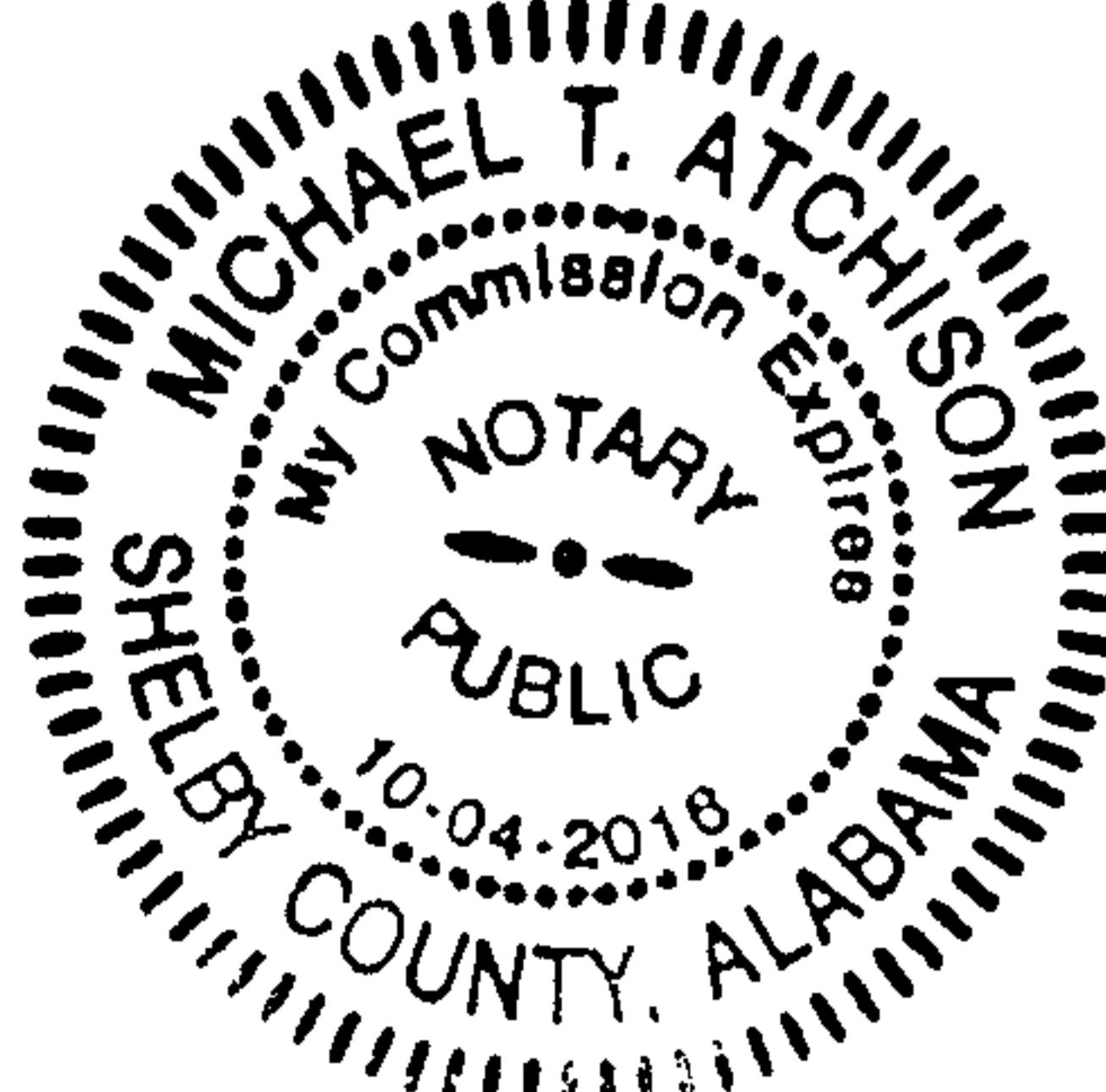
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of March 2014.

Mary Elizabeth Howard
Mary Elizabeth Howard

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **MARY ELIZABETH 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 March 2014.



20140305C00060630 1/2 \$129.50
Shelby Crty Judge of Probate, AL
03/05/2014 04:11:01 PM FILED/CERT

Michael T. Atchison
Notary Public

My commission expires: 10-4-16

Real Estate Sales Validation Form

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

Grantor's Name Mary Elizabeth Howard Grantee's Name Lisa Howard
Mailing Address 149 Thornberry Dr Mailing Address 149 Thornberry Dr-
Birmingham AL 35242 Birmingham AL 35242

Property Address 149 Thornberry Dr
Birmingham AL
35242 Date of Sale 3-4-14
Total Purchase Price \$ 112,400
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
1/2 assessed value
from see Tax Assessor

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 3-4-14

Print Mary Elizabeth Howard

Unattested
(verified by)

Sign Mary Elizabeth Howard
(Grantor/Grantee/Owner/Agent) circle one

