

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Phillip and Vicky Barreras  
P.O. Box 524  
CALERA AL 35040.

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration SIXTY TWO THOUSAND AND NO/00 DOLLARS (\$62,000.00), 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, **CHARLES L. HOWELL and SANDRA B. HOWELL, husband and wife** (herein referred to as *Grantor*) grant, bargain, sell and convey unto **PHILLIP BARRERAS and VICKY BARRERAS** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT 23, according to the survey of Sunnydale Estates, Third Sector, as recorded in Map Book 7, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, One 1991 Fleetwood Harbor SP Model Mobile Home, Vin#GAFL35A03510HS and GAFL35B03510HS, and is permanently affixed to the real property hereinabove described as is considered a part thereof.

**SUBJECT TO:**

Ad valorem taxes due and payable October 1, 2014.

Easements, restrictions, rights of way, and permits of record.

**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.

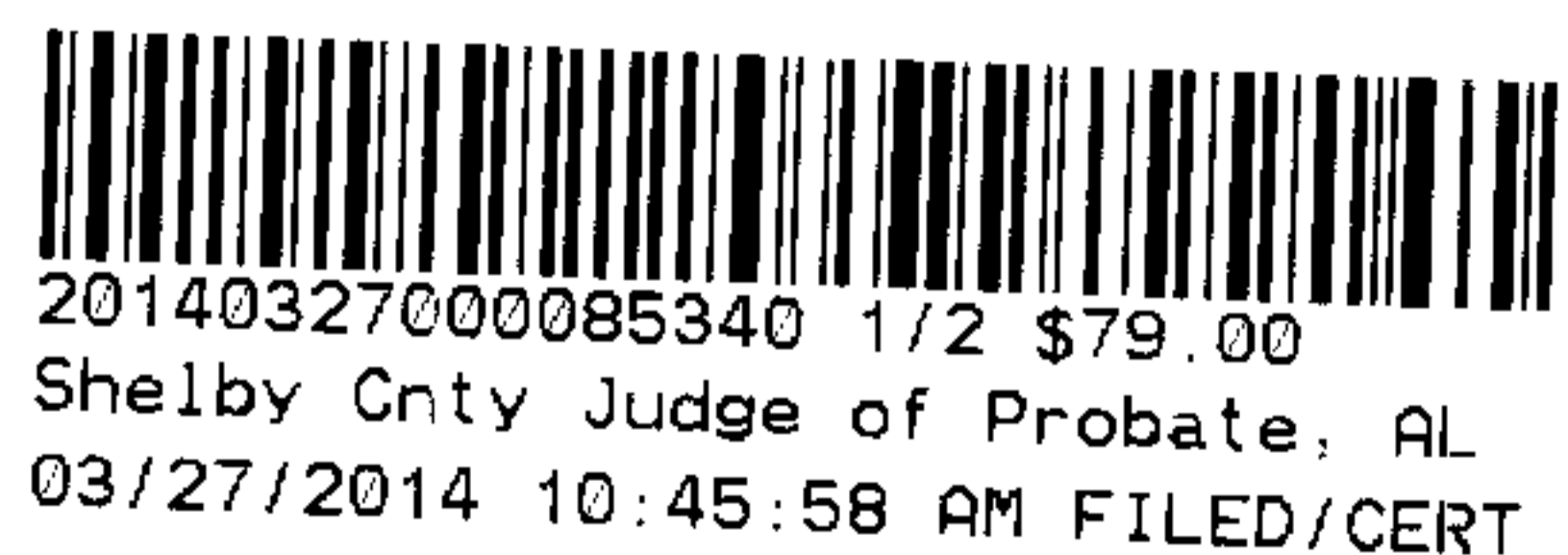
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 24<sup>th</sup> day of March, 2014

  
CHARLES L. HOWELL

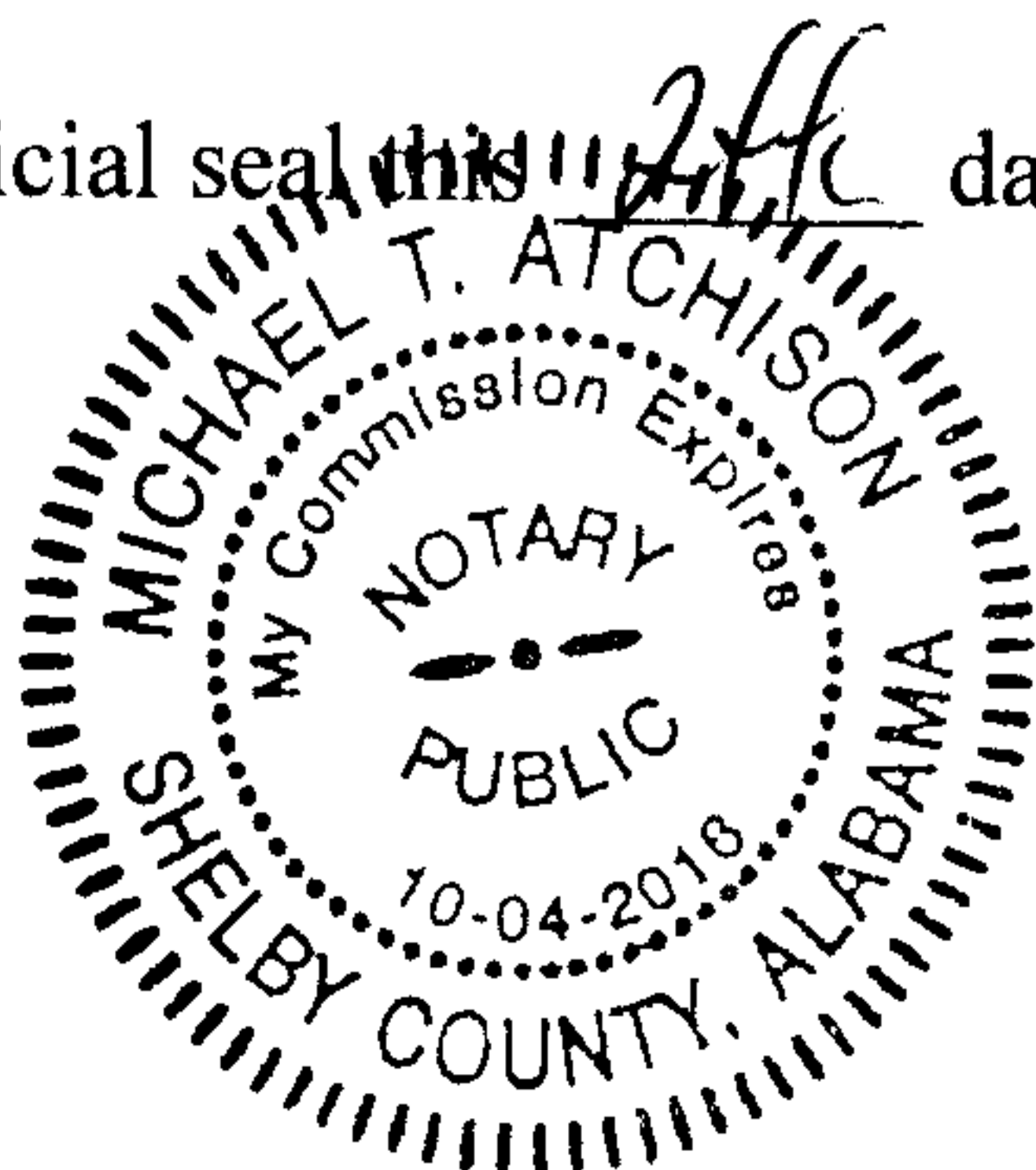
  
SANDRA B. HOWELL

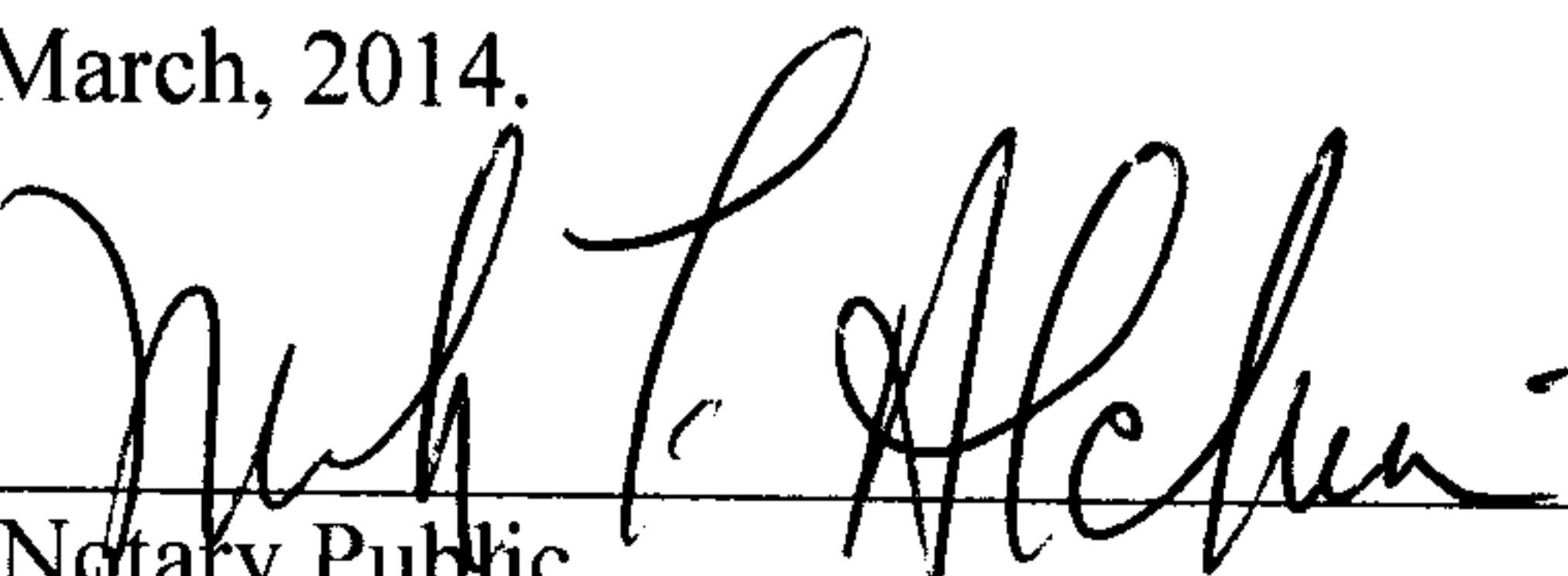
STATE OF ALABAMA)  
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles L. Howell and Sandra B. Howell, husband and wife**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of March, 2014.



  
Notary Public  
My Commission Expires: 10-4-2016

Shelby County, AL 03/27/2014  
State of Alabama  
Deed Tax: \$62.00

**Real Estate Sales Validation Form**

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

Grantor's Name Charles Howell  
 Mailing Address 15 Driver Street  
Calera, AL 35040

Grantee's Name Phillip Barreras  
 Mailing Address PO Box 524  
Calera AL 35040

Property Address 204 Doyle Dr.  
Montevallo, AL 35115

Date of Sale 3-24-2014  
 Total Purchase Price \$ 62,000.00  
 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 \_\_\_\_\_  
 \_\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Print Mike T. Atchison  
 Sign Mik P. Luna  
 (Grantor/Grantee/Owner/Agent) circle one

