

VALUE: _____

SEND TAX NOTICE TO:

Mr. Van Howell

c/o Della Howell

1901 Highway 70

Columbiana, Alabama 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Della Howell**, a widow (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Van Howell** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All real estate which I own or in which I have an interest in Section 28, Township 21, Range 1 West, Shelby County, Alabama, whether correctly described herein or not, but which is more particularly described on Exhibits "A" and "B" attached hereto and made part and parcel hereof as fully as if set out herein, which said exhibits are signed by Grantor for the purpose of identification.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 6 day of March, 2002.

Della Howell (SEAL)
Della Howell

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Della Howell**, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of March, 2002.

Paula Head
Notary Public

EXHIBIT "B"

A part of the NW $\frac{1}{4}$ of Section 28, Township 21, Range 1 West, more particularly described as follows: Begin at a point where the East line of the NW $\frac{1}{4}$ of said Section 28 is intersected by the southern boundary of the old Tuscaloosa Road and run then in a westerly direction along the southern boundary of the old Tuscaloosa Road and after the intersection of the southern boundary of the old Tuscaloosa Road and the southern boundary of the present Alabama Highway No. 70, continue along the southern right of way line of Alabama Highway No. 70, all, a total of 630 feet to a point on the southern right of way line of Alabama Highway No. 70 (the said last call being 630 feet including that portion of said call which ran along the southern boundary of the old Tuscaloosa Road and that portion thereof which ran along the southern right of way line of Alabama Highway No. 70); from said point turn left and run southerly parallel with the eastern boundary of said NW $\frac{1}{4}$ a distance of 210 feet to a point; thence turn to the left and run easterly parallel with the northern boundary of the property being conveyed hereby (being parallel to that portion of the southern right of way line of Alabama Highway No. 70 which forms a part of the northern boundary herein conveyed, and further being parallel to that portion of the southern boundary of the old Tuscaloosa Road which forms a part of the northern boundary of the property herein conveyed) for a distance of 630 feet, more or less, to a point on the eastern boundary of the NW $\frac{1}{4}$ of said Section 28; thence turn to the left and run northerly along the eastern boundary of the NW $\frac{1}{4}$ a distance of 210 feet to point of beginning.

Grantors further quitclaim and convey unto grantees all property which lies immediately north of the above described property and south of the southern boundary of Alabama Highway No. 70, it being the intention by this additional clause to quitclaim any portion of said property which lies north of the property herein conveyed and between the southern boundary of the old Tuscaloosa Road & the southern boundary of Alabama Highway No. 70.

SIGNED FOR IDENTIFICATION

Della Howell
Della Howell



20140618000183740 2/4 \$76.50
Shelby Cnty Judge of Probate, AL
06/18/2014 09:29:20 AM FILED/CERT

EXHIBIT "A"

A part of the NW $\frac{1}{4}$ of Section 28, Township 21, Range 1 West, more particularly described as follows: Commence at a point where the East line of the NW $\frac{1}{4}$ of said Section 28 is intersected by the southern boundary of the old Tuscaloosa Road and run thence in a westerly direction along the southern boundary of the old Tuscaloosa Road and after the intersection of the southern boundary of the old Tuscaloosa Road and the southern boundary of the present Alabama Highway No. 70, continue along the southern right of way line of Alabama Highway No. 70, all, a total of 420 feet to point of beginning; thence continue in the same direction a distance of 210 feet to a point on the souther right of way line of Alabama Highway No. 70; from said point turn left and run southerly parallel with the eastern boundary of said NW $\frac{1}{4}$ a distance of 210 ft. to a point; thence turn to the left and run easterly parallel with the northern boundary of the property being conveyed hereby (being parallel to that portion of the southern right of way line of Alabama Highway No. 70 which forms a part of the northern boundary herein conveyed, and further being parallel to that portion of the southern boundary of the old Tuscaloosa Road which forms a part of the northern boundary of the property herein conveyed) for a distance of 210 feet, more or less, to a point; thence turn to the left and run to the point of beginning.

SIGNED FOR IDENTIFICATION:

Della Howell
Della Howell



20140618000183740 3/4 \$76.50
Shelby Cnty Judge of Probate, AL
06/18/2014 09:29:20 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 Della Howell
Mailing Address 1901 Hwy 70
Columbiana AL

Grantee's Name Van Howell
Mailing Address 1869 Hwy 70
Columbiana AL

Property Address 1901 Hwy 70
Columbiana AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 53,030

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 a

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 6-18-14

Print VAN Howell

X Unattested

Karen Melsen
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1