

THIS INSTRUMENT PREPARED BY:  
HILL, WEISSKOPF & HILL, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
**Post Office Box 46**  
**Sterrett, AL 35147**

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Lois M. Howard, an unmarried woman, individually and as Personal Representative of the Estate of Amuel Howard, Case No. PR 2012-587, Probate Court of Shelby County, Alabama (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Amuel Braxton Howard, Regina Carlisle and David Wesley Howard (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:


Begin at the NW corner of the SE1/4 of SW1/4 of Section 19, Township 18, Range 2 East, thence run East along the North line 420 feet; thence turn South and run 420 feet; thence run East for 21.65 feet; thence southeasterly 41.23 feet to the NW corner of property currently owned by Amuel Braxton Howard and Charlotte Howard; thence run southwesterly along the North line of Amuel and Charlotte Howard's property 398.6 feet to an iron located on the North line of the Central of Georgia Railroad; thence run northwesterly along the North line of the Railroad to a point that is approximately 110 feet West of the West line of the SE1/4 of SW1/4; thence run East to the West line of the SE1/4 of SW1/4; thence North 420 feet to the point of beginning; being situated in the SW1/4 of SW1/4 and the SE1/4 of SW1/4, of Section 19, Township 18, Range 2 East  
LESS AND EXCEPT that certain property as described in Deed Book 278, page 874

**Grantor hereby reserves a life estate in the above described property.**

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

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

Shelby County, AL 09/17/2014  
State of Alabama  
Deed Tax: \$90.00

  
20140917000292500 1/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
09/17/2014 03:21:05 PM FILED/CERT

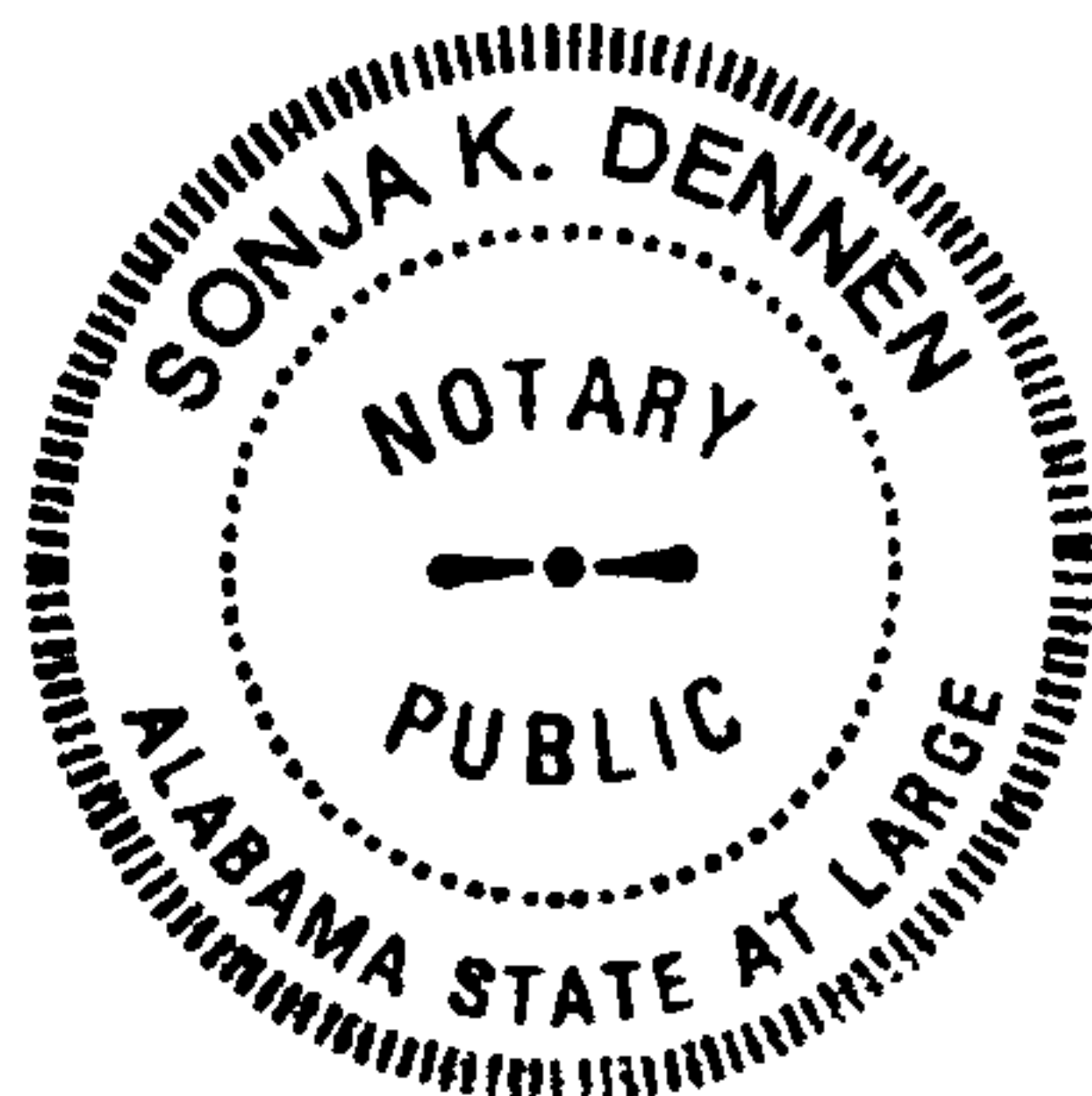
11 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
day of September, 2014.

Lois M. Howard  
Lois M. Howard, Individually and as  
Personal Representative of the Estate  
of Amuel Howard

STATE OF ALABAMA  
ST. CLAIR COUNTY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby  
certify that Lois M. Howard, whose name(s) individually and as Personal Representative of the  
Estate of Amuel Howard 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  
individually and as said Personal Representative with full authority executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 11 day of September, 2014.



Sonja K. Denney  
Notary Public

My Commission Expires: 6/1/2018

  
20140917000292500 2/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
09/17/2014 03:21:05 PM 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 Lois M. Howard  
Mailing Address Post Office Box 46  
Sterrett, AL 35147

Grantee's Name Amuel Braxton Howard, Regina  
Mailing Address Carlisle and David Wesley Howard  
Post Office Box 86  
Sterrett, AL 35147

Property Address NW corner of SE1/4-SW1/4  
Sec. 19, T18, R2E  
Shelby County, AL

Date of Sale 9/11/2014  
Total Purchase Price \$                       
or  
Actual Value \$                       
or  
Assessor's Market Value \$ 90,000

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 Mother deeding to children  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 9/11/2014

Print Sonja K. Dennen

Unattested

Sign

(verified by)

Sonja K. Dennen  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140917000292500 3/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
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