

Send Tax Notice to:

Ms. Lucille Howell
P.O. Box 857
Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY:
ELLIS, HEAD, OWENS & JUSTICE
113 N. MAIN STREET
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 DOLLAR (\$1.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **LUCILLE HOWELL**, an unmarried woman, and **PHYLLIS ELAINE CAMPBELL**, a married woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto **LUCILLE HOWELL** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The East 1/2 of the following:

N 1/2 of SE 1/4 of Section 33, Township 21, Range 1
East, 80 acres, more or less.


Also, all that portion of the SW 1/4 of NE 1/4 of
Section 33, Township 21, Range 1 East lying South of
Ft. Williams Ferry Road, containing 4 and a half
acres, more or less.

The above described property does not constitute any part of the homestead of Grantor Phyllis Elaine Campbell, or her spouse.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$187.50


20150902000307020 1/3 \$207.50
Shelby Cnty Judge of Probate, AL
09/02/2015 01:54:40 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2 day of September, 2015.

Lucille Howell (SEAL)
Lucille Howell

Phyllis Elaine Campbell (SEAL)
Phyllis Elaine Campbell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **LUCILLE HOWELL**, an unmarried woman, 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 2nd day of September, 2015.

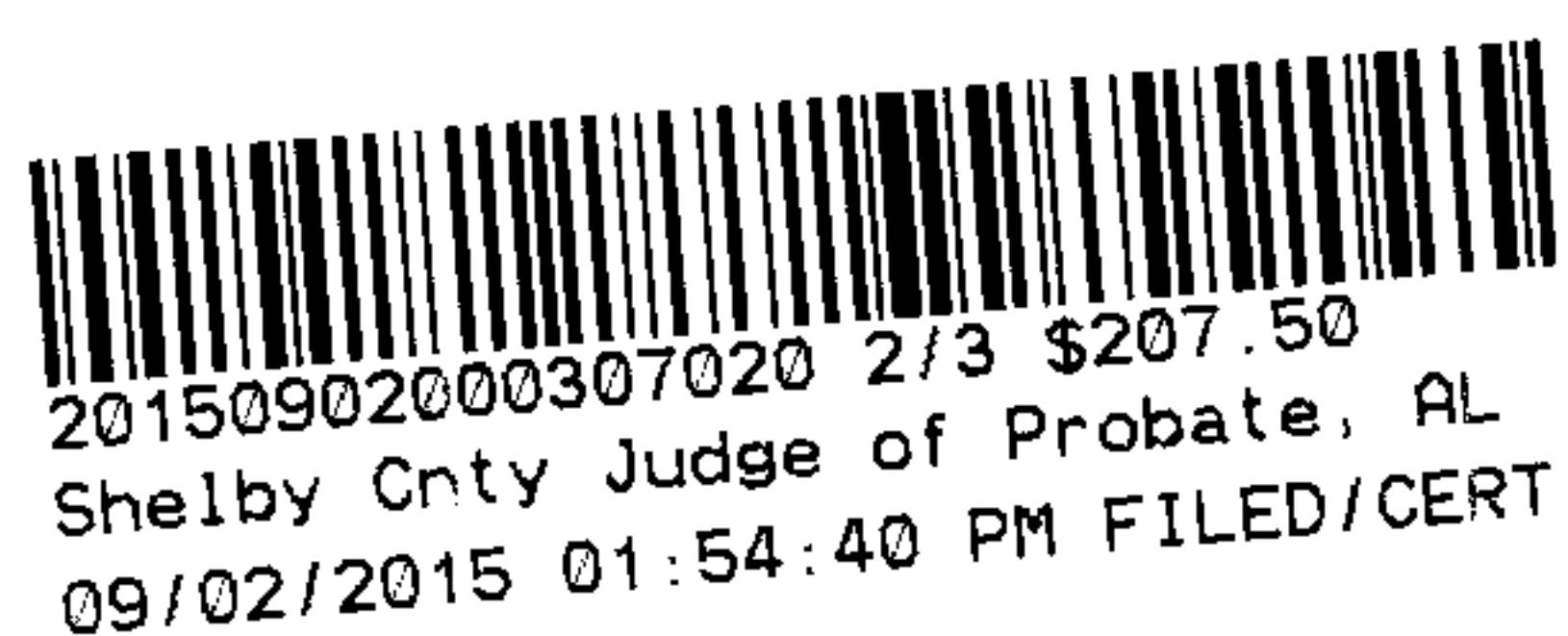
Karin M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **PHYLLIS ELAINE CAMPBELL**, a married woman, 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 2nd day of September, 2015.

Karin M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19



Real Estate Sales Validation Form

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

Grantor's Name Lucille Howell Grantee's Name Lucille Howell
Mailing Address P.O. Box 857, Columbiana, AL 35051 Mailing Address P.O. Box 857
Phyllis Elaine Campbell Columbiana, AL 35051
88 Milgray Lane, Calera, AL 35040

Property Address 4340 Highway 28 Date of Sale September 2, 2015
Columbiana, AL 35051 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 187,500.00

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 Property Tax Assessment
☐ Closing Statement

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 9-2-15 Print Lucille Howell
Unattested Kimi M. Foster Sign Lucille Howell
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

