

**This document prepared by
and upon recording return to:**


Michael M. Partain, Esq.
Michael M. Partain, LLC
301 Nineteenth Street North
Suite 501
Birmingham, Alabama 35203

Mail Tax Notice to:

Mr. and Mrs. Thomas G. Howard
4960 Sussex Road
Birmingham, Alabama 35242

Shelby County, AL 11/02/2015
State of Alabama
Deed Tax: \$22.50

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §


20151102000380250 1/5 \$48.50
Shelby Cnty Judge of Probate, AL
11/02/2015 12:40:03 PM FILED/CERT

STATUTORY WARRANTY DEED

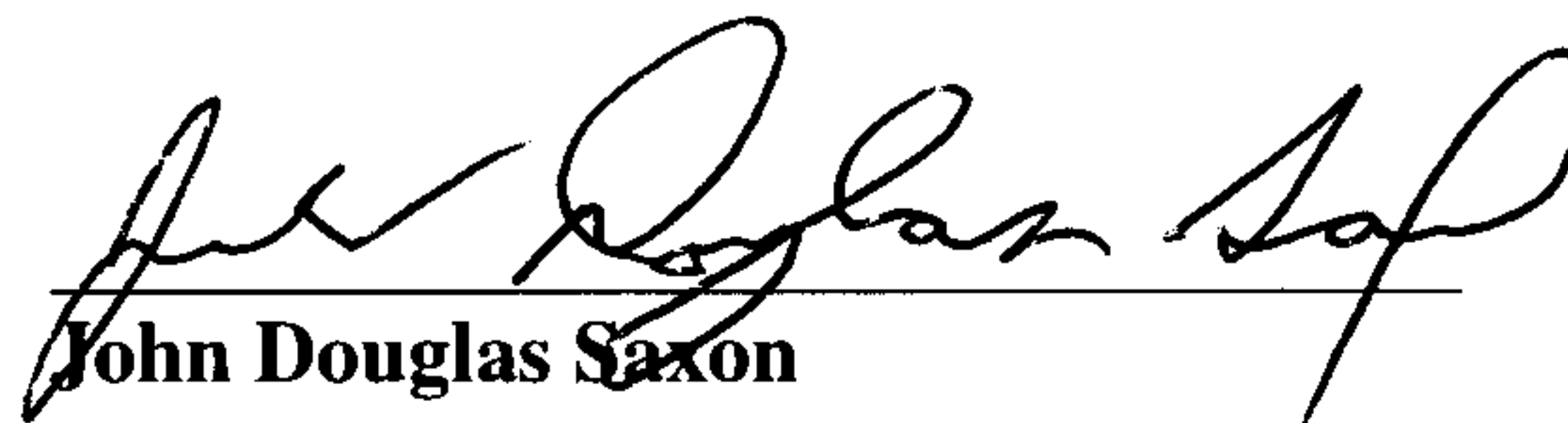
KNOW ALL MEN BY THESE PRESENTS, THAT, **JOHN DOUGLAS SAXON**, an unmarried adult person ("Grantor"), for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) cash in hand paid by **THOMAS G. HOWARD** and wife, **SUSAN S. HOWARD** ("Grantees"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, do by these presents, grant, bargain, sell, and convey unto Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's undivided interest as tenants in common in and to the real property situated in Shelby County, Alabama, more particularly described on **EXHIBIT A** attached hereto and made a part hereof, including any improvements located thereon (the "Property").

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. The Grantor hereby covenants and agrees with Grantees, their heirs and assigns, that the Grantor, its heirs and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through or under the Grantor, except for the Permitted Encumbrances set forth in **EXHIBIT B** attached hereto and made a part hereof, against which Grantor shall not defend.

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 2 day of Nov, 2015.

Grantor:

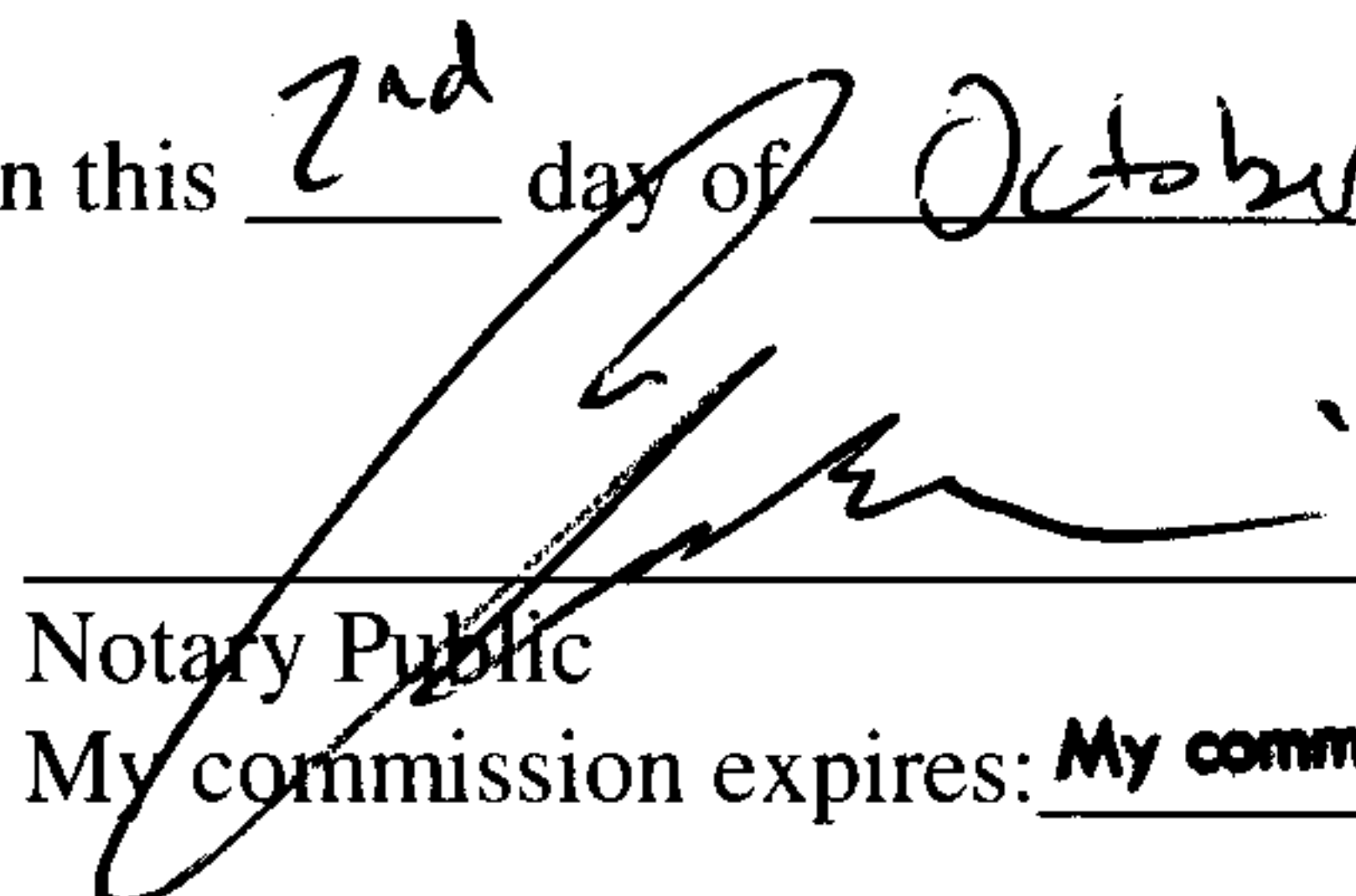

John Douglas Saxon

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that **John Douglas Saxon**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 2nd day of October, 2015.

{NOTORIAL SEAL}



Notary Public
My commission expires: My commission expires on January 13, 2016



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EXHIBIT A

Legal Description of the Property

**STATE OF ALABAMA
COUNTY OF SHELBY**

Part of the NW 1/4 of SW 1/4 of Section 8, Township 20 South, Range 1 West, and more particularly described as follows:

Commence at the Northwest corner of said NW 1/4 of SW 1/4 of Section 8, and run South along the West line of said 1/4-1/4 Section a distance of 492.10 feet to a point on the South line of a 60-foot right of way for a road; said point being the point of beginning; thence continue along said course a distance of 188.51 feet; thence turn an angle to left of 127 deg. 13' and run a distance of 585.96 feet to the West right of way of a County Road; thence turn an angle to the left of 69 deg. 08 minutes and run along said West right of way of County Road for a distance of 133.74 feet to the South line of a 60-foot right of way for a road; thence turn an angle to the left of 100 deg. 42 minutes and run a distance of 103.09 feet along said South line of a 60-foot right of way of a road; thence turn an angle to the left of 10 deg. 10 minutes and continue along the South line of a 60-foot right of way for a road a distance of 427.10 feet to point of beginning.



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EXHIBIT B

Permitted Encumbrances

1. Taxes due in the current tax year, a lien, but not yet payable, until October 1, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to rights of other parties, the United States of America and the State of Alabama in and to all artificially filled lands or lands lying below the ordinary high water mark within the boundary of any creek, stream or river, together with littoral or riparian rights affecting the same over the Property.
5. Subject to any rights of lessees to enter the premises, for the exploration, extraction and mining of any minerals, oils or gases by virtue of existing lease agreements set forth in attached hereto and in accordance with the terms of such existing lease agreements.
6. All matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.
7. Easement/right of way granted to South Central Bell Telephone and Telegraph Company.
8. Terms, conditions and restrictions of lease to the East Saginaw Hunt Club as set out in Deed Book 309, page 79, in said Probate Office.



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Real Estate Sales Validation Form

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

Grantor's Name Mr. John D. Saxon
Mailing Address 2140 Chelsea Ridge Drive
Columbiana, AL 35051

Grantee's Name Mr. and Mrs. Thomas G. Howard
Mailing Address 4960 Sussex Road
Birmingham, AL 35242

Property Address Chelsea, AL 35043
406 Highway 69

Date of Sale ,2015

Total Purchase Price \$ 22,500.00

or

Actual Value \$


or

Assessor's 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 check


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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 11/2/15

Print Thomas G. Howard

Unattested

Sign Thomas G. Howard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1