


THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20151222000436500 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/22/2015 03:39:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Seventy-five Thousand and no/100 Dollars (\$275,000.00)**, to the undersigned Grantors, of which purchase price Grantee has paid \$91,666.66, in hand paid this date by the Grantee herein, the receipt whereof is hereby acknowledged and the balance of said purchase price being secured by a vendor's lien as hereinafter specified, we,

Johnny M. Howard and wife, Sara H. Howard
whose mailing address is 115 Highland Drive, Columbiana, Alabama 35051

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Shelby County, Alabama,
a political subdivision of the State of Alabama
whose mailing address is P. O. Box 467, Columbiana, Alabama 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is Highway 25, Columbiana, Alabama 35051, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof
as fully as if set out herein.

It is the intention of the Grantors and they do hereby convey to Grantee all property adjoining and contiguous which Grantors own adjoining and/or contiguous to the property described with specificity on Exhibit "A" attached hereto, as referenced aforesaid, whether correctly described herein or not.

Subject to:

- (1) Right-of-way to Shelby County as recorded in Deed Book 161, Page 37, in the Probate Office of Shelby County, Alabama.
- (2) Easement to Town of Columbiana as recorded in Deed Book 162, Page 453, in the Probate Office of Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

Grantors retain a vendor's lien to secure the balance due on the Purchase Price, payable in two installments, the first installment due on January 11, 2016, in the amount of \$91,666.67, and the second installment due on January 11, 2017, in the amount of \$91,666.67, payable without interest.

TO HAVE AND TO HOLD unto the said GRANTEE, it successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of December, 2015.

Johnny M. Howard, Sr. (SEAL)
Johnny M. Howard, Sr.

Sara H. Howard (SEAL)
Sara H. Howard

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johnny M. Howard, Sr.** and wife, **Sara H. Howard**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2015.

Frank E. Howard (SEAL)
Notary Public



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

PARCEL 1

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence run South 86 degrees, 30 minutes West a distance of 420.43 feet; thence run South 03 degrees, 05 minutes East a distance of 304.48 feet; thence run South 03 degrees, 18 minutes East a distance of 553.27 feet; thence run South 03 degrees, 50 minutes East a distance of 370.36 feet; thence run South 17 degrees 37 minutes West a distance of 152.67 feet, (to a Geodetic Survey Monument TT 17 TWC, at the intersection of the NE margin of Depot Street and the West margin of North Main Street); thence run North 71 degrees 44 minutes West a distance of 408.88 feet to a point on the South margin of Depot Street; thence run North 63 degrees 08 minutes West a distance of 307.30 feet to a point on the South margin of Depot Street, and the NW corner of the County property; thence run South 17 degrees 00 minutes West along said County Lot a distance of 198.10 feet to Simmons Lot, thence turn an angle of 81 degrees 20 minutes to the right and run a distance of 93.25 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet to a drain ditch; thence turn an angle of 98 degrees 44 minutes to the left and run along said ditch a distance of 128.97 feet to the East right of way of the L & N Railroad; thence turn an angle of 32 degrees 40 minutes to the left and run along said right of way a distance of 56.35 feet to the North right of way line of Alabama Highway 70; thence turn an angle of 40 degrees 38 minutes to the left and run along said right of way a distance of 66.97 feet, thence turn an angle of 105 degrees 28 minutes to the left and run a distance of 178.50 feet to the point of beginning. Situated in the NE¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama

PARCEL 2

Commence at the Northeast corner of Sec. 26, Township 21 South, Range 1 West, thence run South 86 degrees 30 minutes West, a distance of 420.43 feet; thence run South 03 degrees 05 minutes East, a distance of 304.48 feet; thence run South 03 degrees 18 minutes East, a distance of 553.27 feet; thence run South 03 degrees 50 minutes East a distance of 370.36 feet; thence run South 17 degrees 37 minutes West, a distance of 152.67 feet (to a Geodetic Survey Monument, No. TT 17 TWC, at the intersection of the Northeast margin of Depot St. & the West margin of North Main Street); thence run North 71 degrees 44 minutes West a distance of 408.88 feet, to a point on the South margin of Depot Street, thence run North 63 degrees 08 minutes West a distance of 307.30 feet, to a point on the South margin of Depot Street, and the Northwest corner, of the County Property; thence run South 17 degrees 00 minutes West, along said County Lot, a distance of 198.10 feet, to Simmons lot, thence turn an angle of 81 degrees 20 minutes to the right and run a distance of 93.25 feet to the point of beginning of the lot herein conveyed thence continue in the same direction a distance of 10 feet to the Northeast corner of the lot heretofore conveyed to the grantees by the grantors by deed dated March 25, 1965, recorded in Deed Book 234 at page 762 in the Probate Office of Shelby County, Alabama, thence turn an angle of 98 degrees 38 minutes to the left and run in a southerly direction along the East line of lot heretofore conveyed to the grantees by the grantors, a distance of 178.50 feet to the North right of way of State Highway No. 70; thence turn an angle of 74 degrees 34 minutes to the left and run along said right of way a distance of 10 feet; thence turn an angle of 105 degrees 28 minutes to the left and run parallel to the East line of lot heretofore conveyed to Grantees by the Grantors, a distance of 178.50 feet to the point of beginning. Situated in the Northeast quarter of Section 26, Township 21, Range 1 West.

PARCEL 3

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Commence at the intersection of the South line of the Depot Street with the center line of the L & N Railroad; run thence South 55 degrees 50 minutes East 225 feet; run thence South 62 degrees East 200 feet; run thence South 65 degrees East 97 feet to a point on the South side of Depot Street; thence continue South 65 degrees East along the South side of Depot Street 100 feet; thence South 18 degrees 30 minutes West 104 feet to the point of beginning of the lot herein conveyed; from said point of beginning run South 18 degrees 30 minutes West 104 feet; thence North 65 degrees West 100 feet; thence North 18 degrees 30 minutes East 104 feet, thence South 65 degrees East 100 feet to the point of beginning.

PARCEL 4

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Commence at the intersection of the South line of the Depot Street with the center line of the L & N Railroad; run thence South 55 degrees 50 minutes East, 225 feet; run thence South 62 degrees East 200 feet; run thence South 65 degrees East 97 feet to a point on the South side of Depot Street; thence continue South 65 degrees East along the South side of Depot Street 100 feet; thence South 18 degrees 30 minutes West 158 feet to the point of beginning of the lot herein conveyed; from said point of beginning, run South 18 degrees 30 minutes West 50 feet; thence North 65 degrees West 100 feet; thence North 18 degrees 30 minutes east 50 feet; thence South 65 degrees East 100 feet to the point of beginning. Except 15 feet on the West side reserved for a street.

Johnny M. Howard Jr.
David H. Howard

Real Estate Sales Validation Form

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

Grantor's Name Johnny M. Howard, Sr.
Mailing Address Sara H. Howard
115 Highland Drive
Columbiana, AL 35051

Grantee's Name Shelby County, Alabama
Mailing Address P. O. Box 467
Columbiana, AL 35051

Property Address Highway 25
Columbiana, AL 35051

Date of Sale 12-22-2015
Total Purchase Price \$ 275,000.00

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

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 12-22-2015

Print Johnny M. Howard, Sr.

Unattested

(verified by)

Sign

Johnny M. Howard, Sr.
(Grantor/Grantee/Agent/Attorney)

Form RT-1



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