

STATE OF ALABAMA
COUNTY OF Shelby

20657



20160621000213840 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/21/2016 09:03:47 AM FILED/CERT

LIEN FOR MEDICAL PAYMENTS UNDER ALABAMA MEDICAID AGENCY

Whereas, Annie Howard ("Medicaid Claimant") is justly indebted to the Alabama Medicaid Agency ("Agency") to the extent that the Agency has paid medical benefits for Medicaid Claimant under the Alabama Medicaid Program ("the Program"); and

WHEREAS, Medicaid Claimant may hereafter become indebted to the Agency to the extent that the Agency pays future benefits for Medicaid Claimant,

NOW, therefore, in order to secure the repayment of said indebtedness and in order for Medicaid Claimant to obtain medical benefits under the Program, the Medicaid Claimant, joined by (his)(her) spouse, does hereby GRANT, BARGAIN, SELL, ASSIGN and CONVEY unto the Agency, its successors and assigns, a lien for the full dollar value of said medical benefits paid and to be paid, on the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST FOR THE POINT OF BEGINNING; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 1320.55 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 06 DEGREES 30 MINUTES 19 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 699.84 FEET; THENCE RUN SOUTH 06 DEGREES 28 MINUTES 06 SECONDS EAST FOR 1320.41 FEET TO THE SOUTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 06 DEGREES 30 MINUTES 58 SECONDS WEST FOR 699.84 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PORTION SOLO IN INSTRUMENT #1963-23422, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 892.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE OF 365.00 FEET TO THE NORTH EDGE OF A DIRT ROAD; THENCE RUN SOUTH 84 DEGREES 58 MINUTES 29 SECONDS EAST ALONG SAID DIRT ROAD FOR 700.13 FEET MORE OR LESS TO A POINT 699.84 FEET EAST OF THE WEST LINE OF SAID 1/4-1/4; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 385.00 FEET; THENCE RUN NORTH 84 DEGREES 58 MINUTES 29 SECONDS WEST FOR 700.10 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TO INCLUDE A 1991 Palm Harbor Doublewide Reale VIN# PH143089A Title #126630
Purchased 2/19/91. VIN# PH143089B Issued 5/19/91
Title #126053
Issued 5/19/91

SUBJECT TO TAXES.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

\$114,167.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY LOAN CLOSED SIMULTANEOUSLY HERewith.

THE PURPOSE OF THIS DEED IS TO INCLUDE THE ABOVE REFERENCED MOBILE HOME IN THE LEGAL DESCRIPTION.

Subject, however to all existing liens now on said property.

Notice of this lien will be recorded in said County. The dollar value of this lien as it may exist from time to time, may be obtained by writing to: Lien Office, Alabama Medicaid Agency, Post Office Box 5624, Montgomery, Alabama 36103-5624. This lien shall be due and payable upon the sale, transfer or lease of said property, or upon the death of Medicaid claimant, and shall otherwise be enforceable in accordance with the limitations of 42 U.S.C. s1396a(18) as the same may be amended.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument to voluntarily grant the aforesaid lien on this the 18 day of March, 2016.

Annie Howard By Robert M Howard POA
MEDICAID CLAIMANT

SPOUSE

WITNESS: _____

WITNESS: _____

ADDRESS: _____

ADDRESS: _____

TELEPHONE: _____

TELEPHONE: _____

STATE OF ALABAMA
COUNTY OF Talladega

I, the undersigned, A Notary Public in and for said State and County, hereby certify that Annie Howard whose name as an Alabama Medicaid claimant, a (single)(married) person, is signed to the foregoing instrument, and XXXXXXXXXX (his)(her) spouse, whose name is also signed to said instrument, acknowledged before me on this day that being informed of the contents of said instrument (they)(he)(she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of March, 2016.
(SEAL)

Carl Annette Murre
NOTARY PUBLIC
2258 Old Shocco RD
ADDRESS
My Commission Expires
Commission Expires July 29, 2018

PREPARED BY: Bridgette Bates
Opelika Medicaid Office
Opelika, AL 36801



20160621000213840 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/21/2016 09:03:47 AM FILED/CERT

This instrument was prepared by
William G. Barnes
9212 Brookhurst Drive Suite 101
Birmingham, Alabama 35235

Send Tax Notice To:
Robert and Nell Howard
480 Reynolds Road
Vincent, Alabama 35178

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

20080708000274550 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/08/2008 09:14:09AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND ONE HUNDRED EIGHTY SEVEN AND 00/100 (\$114,187.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEE\$ herein, the receipt whereof is acknowledged, We, ROBERT HOWARD AND NELL HOWARD, HUSBAND AND WIFE

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

ROBERT HOWARD AND NELL HOWARD

(herein referred to as GRANTEE\$) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST FOR THE POINT OF BEGINNING; THENCE RUN NORTH 03 EGREES 28 MINUTES 06 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 1320.55 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 86 DEGREES 30 MINUTES 19 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 699.84 FEET; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS WEST FOR 1320.41 FEET TO THE SOUTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 86 DEGREES 30 MINUTES 58 SECONDS WEST FOR 699.84 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PORTION SOLD IN INSTRUMENT #1993-23422, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 692.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE OF 365.00 FEET TO THE NORTH EDGE OF A DIRT ROAD; THENCE RUN SOUTH 84 DEGREES 58 MINUTES 29 SECONDS EAST ALONG SAID DIRT ROAD FOR 700.10 FEET MORE OR LESS TO A POINT 699.84 FEET EAST OF THE WEST LINE OF SAID 1/4-1/4; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 365.00 FEET; THENCE RUN NORTH 84 DEGREES 58 MINUTES 29 SECONDS WEST FOR 700.10 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TO INCLUDE A 1991 Palm Harbor Doublewide Beige VIN# PH143089A Title #12605
Purchased 2/9/91, VIN# PH143089B Issued 5/9/91
Title #12605, Issued 5/6/91

SUBJECT TO TAXES.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

\$114,187.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY LOAN CLOSED SIMULTANEOUSLY HERewith.

THE PURPOSE OF THIS DEED IS TO INCLUDE THE ABOVE REFERENCED MOBILE HOME IN THE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD, to the said GRANTEE\$ as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of JUNE, 2008.

Robert Howard (Seal)
ROBERT HOWARD

Nell Howard (Seal)
NELL HOWARD

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT HOWARD AND NELL HOWARD, HUSBAND AND WIFE, 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 the 11th day of JUNE, 2008.



Susan B. Hoopes
My Commission Expires: 8/19/09 Notary Public