

SEND TAX NOTICE TO:

**Jack E. Howard
1316 3rd Ave. SW
Alabaster, Alabama 35007**

This instrument was prepared by
McClelland Law, LLC
104 E. College Street
Columbiana, AL 35051

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS:

20160712000241640 1/2 \$81.00
Shelby Cnty Judge of Probate, AL
07/12/2016 10:04:57 AM FILED/CERT

That in consideration of Five Hundred Dollars and 00/100 (\$500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jack E. Howard & wife, E. Yvonne Howard** (herein referred to as **Grantor**, whether one or more), do hereby grant, bargain, sell and convey unto **Jack E. Howard & wife, E. Yvonne Howard & Misty D. Howard (an unmarried woman)** (herein referred to as **grantee**, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 14, according to the Survey of Kenton-Brant-Nickerson Subdivision, as recorded in map Book 5, Page 53, in the office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SOURCE OF TITLE: DEED BOOK 318, PAGE 942

Subject to:

- (1) Taxes for the year 2014 and subsequent years.
- (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (3) Mineral and mining rights, if any.

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

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

IN WITNESS WHEREOF, Grantors have hereunto set her hand and seal, this 22 day of January, 2015.

Shelby County, AL 07/12/2016
State of Alabama
Deed Tax: \$62.00

Mark Johnson
Grantor

Espose Dwyer
Grantor

STATE OF ALABAMA §
COUNTY SHELBY §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack E. Howard & wife, Yvonne E. Howard**, whose names are 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 they have executed the same voluntarily on the day the same bears date.

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

SEAL

Charlene Connelly, Notary Public
Notary Public.
My Commission Expires July 10, 2017

Real Estate Sales Validation Form

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

Grantor's Name JACK & Yvonne Howard
Mailing Address 1316 3rd Ave S
Holmes, AL 35201

Grantee's Name JACK & Yvonne Howard
Mailing Address 1316 3rd Ave S
ALABAMA 35201

Property Address Same

Date of Sale Jan 22 2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 123,060 1/2 value



20160712000241640 2/2 \$81.00
Shelby Cnty Judge of Probate, AL
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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 TAX Assessor

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 7-12-16

Print JACK Howard

Unattested

Sign JACK Howard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one