

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
James H. and Debbie B. Howard
6749 Co. Rd. 55
Wilsonville, AL 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20170308000079340
03/08/2017 08:40:11 AM
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **James H. Howard and Debbie B. Howard, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **James H. Howard , Debbie B. Howard and Stephanie Howard Gingles** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to mineral and mining rights if not owned by Grantors.

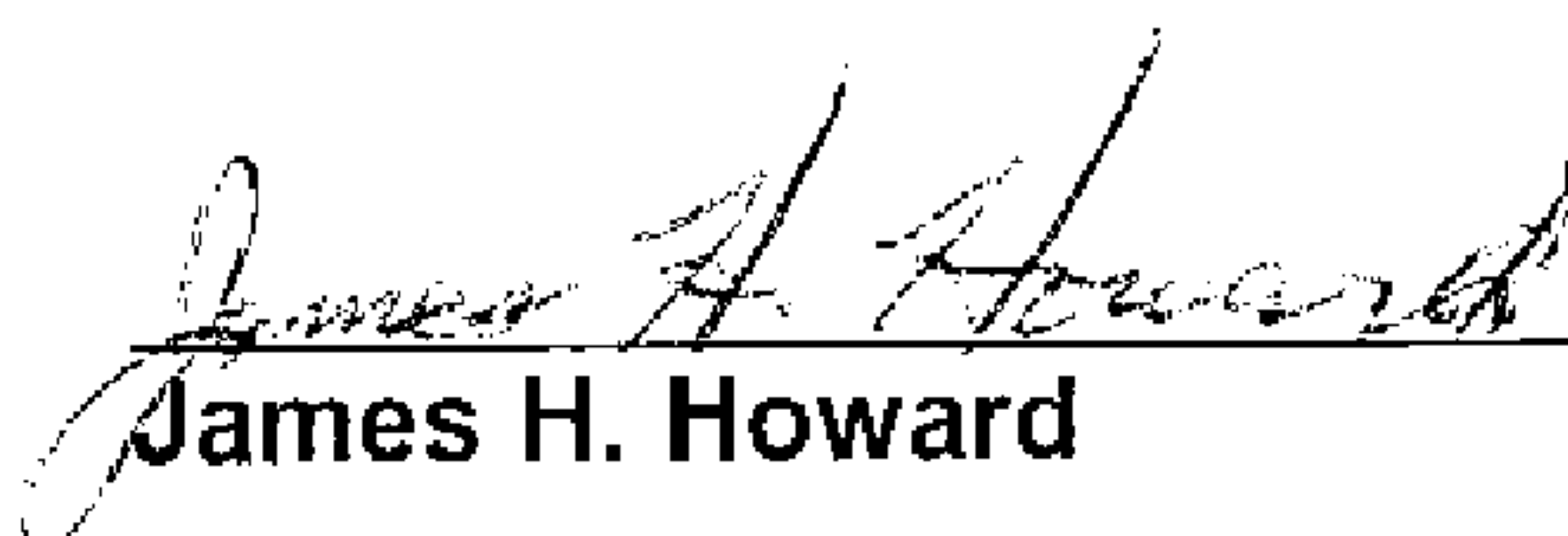
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein

To Have and to Hold to the said Grantees, 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 24 day of February, 2017.


James H. Howard


Debbie B. Howard

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James H. Howard and Debbie B. 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2017.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

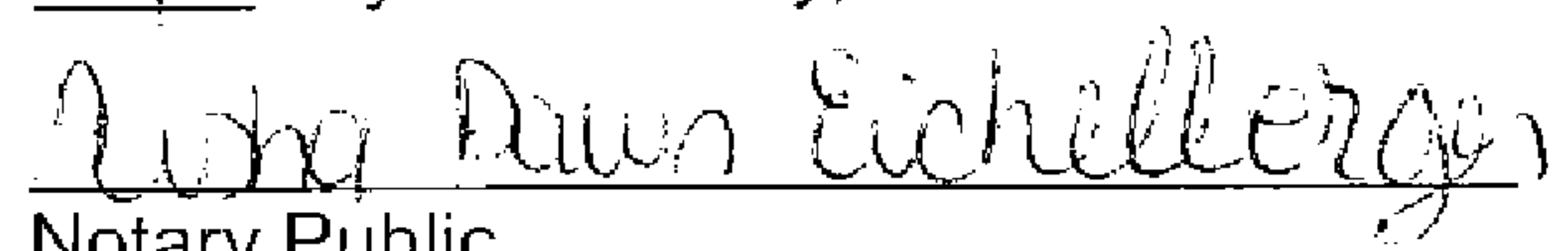

Notary Public
My Commission Expires: 10-19-20

EXHIBIT "A"

PARCEL B:

From the Southeast corner of Section 5, Township 20 South, Range 1 East, proceed Westerly along the South boundary of said Section 5 for a distance of 189.9 feet to an iron pipe on the West right-of-way boundary of County Highway #55, said point being the point of beginning of herein described Parcel "B"; thence turn 00 degrees 06 minutes 48 seconds right and proceed Westerly along the South boundary of said Section 5 for a distance of 1122.09 feet to the Southwest corner of the SE 1/4 of SE 1/4 of said Section 5; thence turn 87 degrees 58 minutes 18 seconds right and proceed in a Northerly direction along the West boundary of said Section 5 for a distance of 369.12 feet; thence turn an angle of 91 degrees 47 minutes 46 seconds right and proceed Easterly along the South boundary of Parcel "A" for a distance of 958.79 feet to a point on the Westerly boundary of a gravel driveway; thence turn 24 degrees 55 minutes 32 seconds right and proceed Southeasterly along the Southwesterly side of said driveway for a distance of 83.26 feet; thence turn 15 degrees 14 minutes 06 seconds left and run along the Southerly side of said driveway for a distance of 79.9 feet to a point on the South side of said driveway and the West right-of-way boundary of County Highway #55; thence turn 79 degrees 45 minutes 38 seconds right and proceed in a Southerly direction along the West boundary of said County Highway for a distance of 108.01 feet; thence turn 03 degrees 41 minutes 47 seconds left and run along said road right-of-way line for a distance of 94.56 feet; thence turn 01 degree 36 minutes 16 seconds left and run along said road right-of-way line for a distance of 123.3 feet to the point of beginning.

According to survey of Billy R. Martin, RLS # 10559.

Real Estate Sales Validation Form

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

Grantor's Name James H. Howard
Mailing Address Debbie B. Howard
6749 Co. Rd. 55
Wilsonville, AL 35186

Property Address 6749 Co. Rd. 55
Wilsonville, AL 35186

Grantee's Name James H. Howard
Mailing Address Debbie B. Howard
Stephanie Howard Gingles
6749 Co. Rd. 55
Wilsonville, AL 35186

Date of Sale 2-24-17
Total Purchase Price \$ 8,000.00

Or
Actual Value \$
Or
Assessor's Market Value \$

20170308000079340 03/08/2017 08:40:11 AM DEEDS 3/3

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 adding daughter to title
☐ 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).

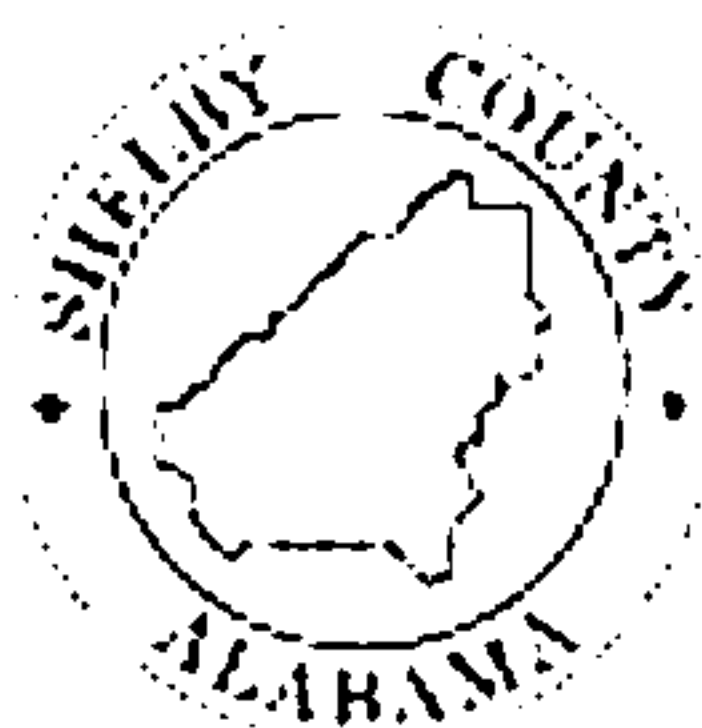
Date

Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2017 08:40:11 AM
\$29.00 CHERRY
20170308000079340

[Signature]