

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Gregg & Belinda Plier
314 Co Rd 1039
Jemison AL 35085

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVENTY FIVE THOUSAND AND NO/00 DOLLARS (\$75,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles L. Howell and wife, Sandra B. Howell** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Gregg Plier and Belinda Plier** (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:

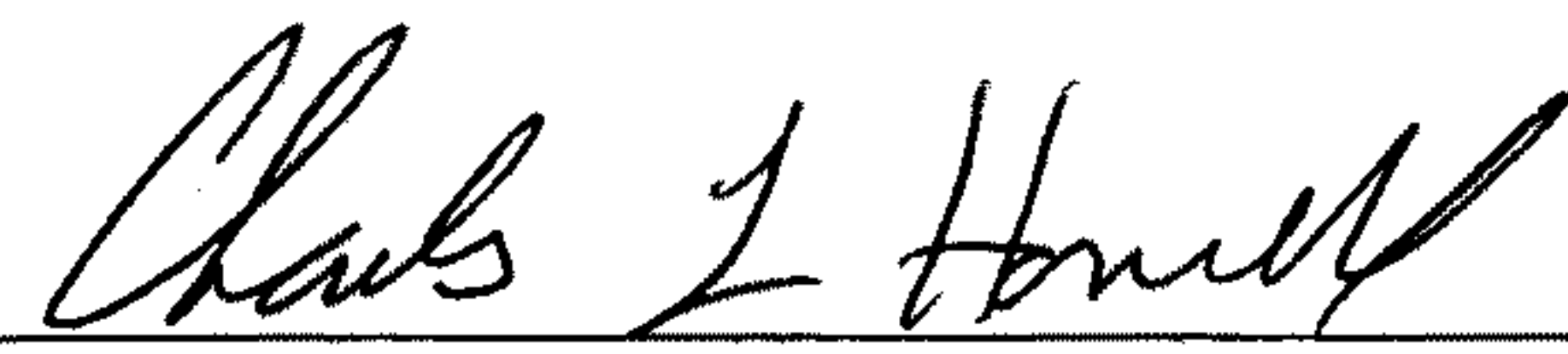
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.


20170308000080060 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2017 03:35:55 PM FILED/CERT


TO HAVE AND TO HOLD Unto 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 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 Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of March, 2017.



Charles L. Howell

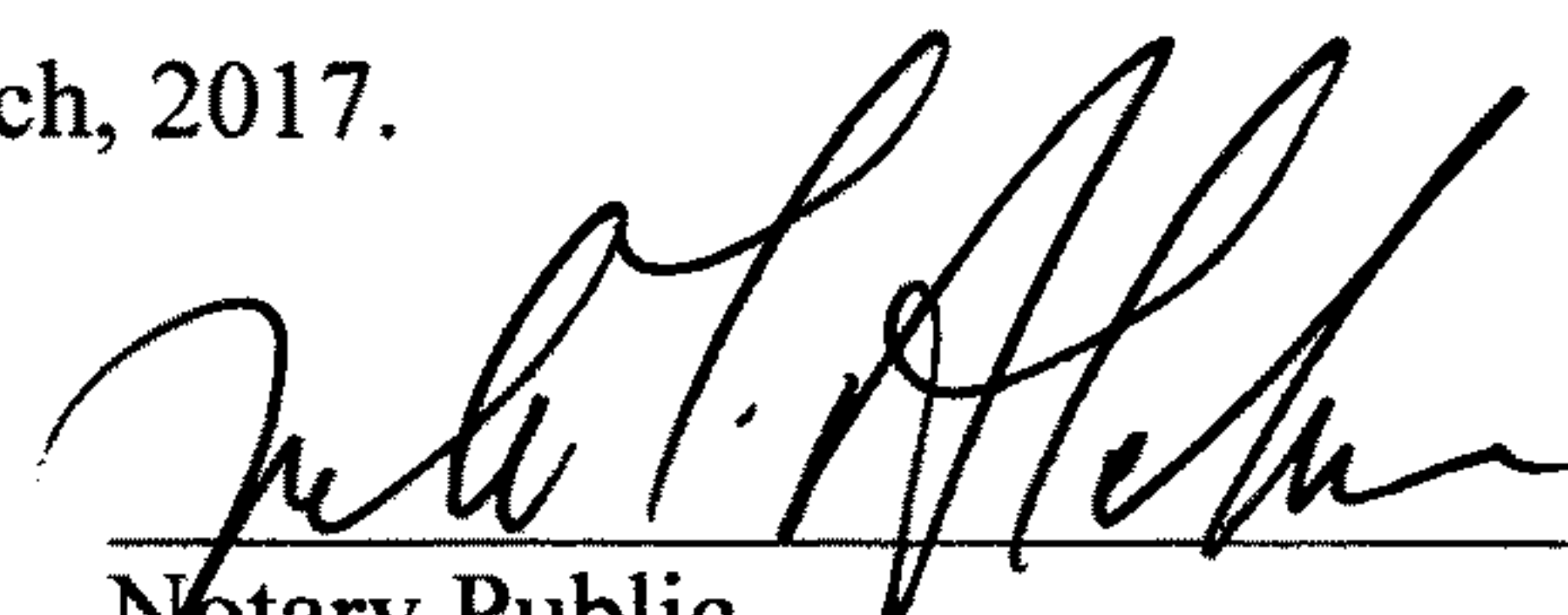


Sandra B. Howell

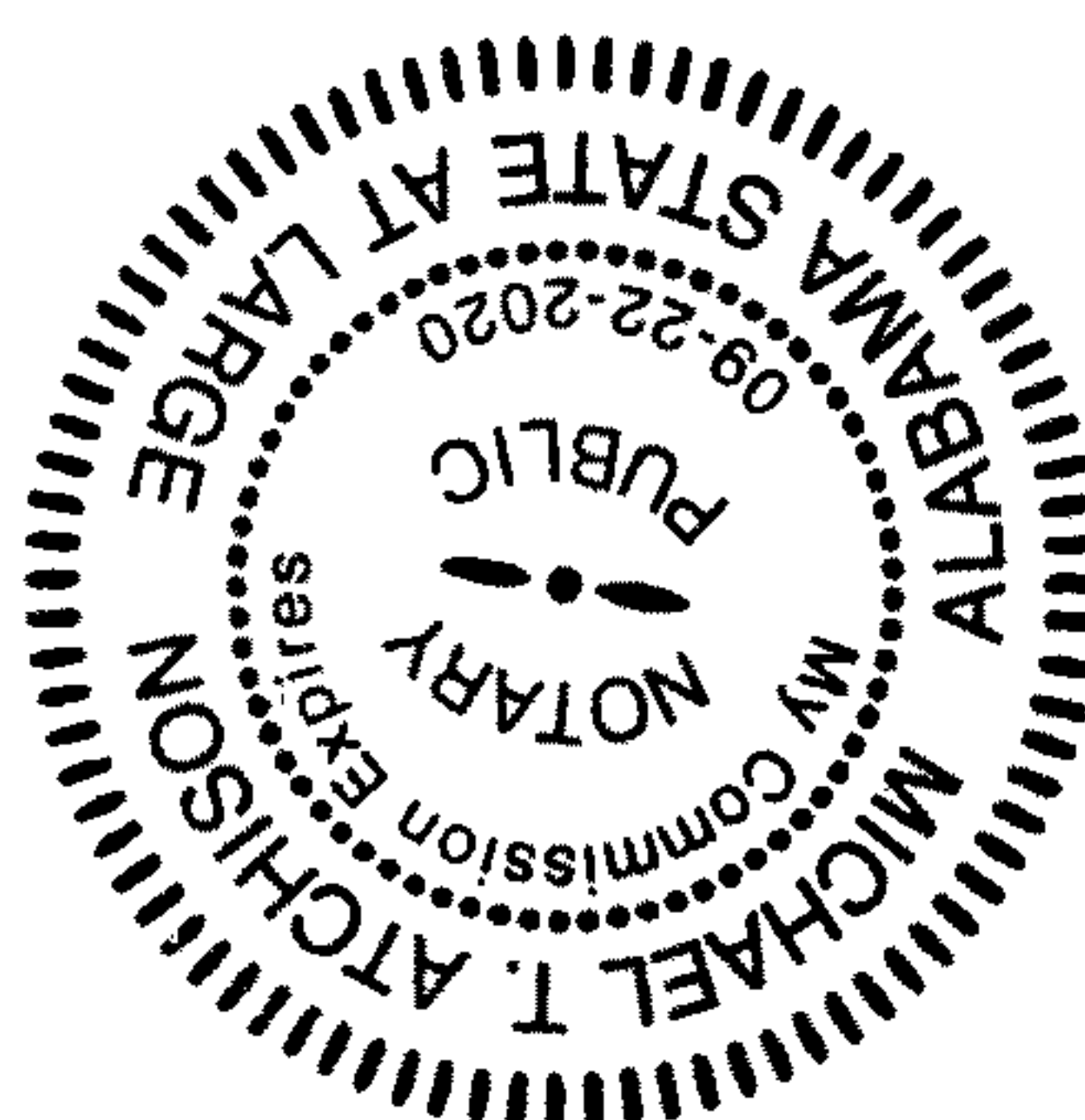
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles L. Howell and Sandra B. Howell**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2017.



Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 03/08/2017
State of Alabama
Deed Tax: \$15.00

EXHIBIT A – LEGAL DESCRIPTION

From the NW corner of the S W 1/4 of the NE 1/4, Section 2, Township 23 North, Range 13 East, Chilton County, Alabama as beginning point proceed along the N quarter-quarter section line N 88 degrees 28 minutes 23 seconds E for 655 feet; turn S 00 degrees 00 minutes 02 seconds E for 722.51 feet; turn W 90 degrees and proceed 328 feet; turn N 90 degrees and proceed 200 feet; turn W 90 degrees and proceed 327 feet; turn N and proceed 551 feet back to the point of beginning.

Together with a non-exclusive easement connecting said property with the public road; said easement following the roadway and easement as the same now exists.

Subject to use and maintenance agreement for Anderson Lake recorded in Book 341 at Page 680.



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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 Charles L. Howell
Mailing Address 308 Co Rd 868
Montevalle AL 35115

Grantee's Name Gregg Plier
Mailing Address 314 Co Rd 1039
Temiscan, AL 35085

Property Address _____
314 Co Rd 1039
Temiscan AL 35085

Date of Sale 1 Mar 2017
Total Purchase Price \$ 75,000

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 1 Mar 2017

Print Charles L Howell

Unattested

Sign

Charles L Howell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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