

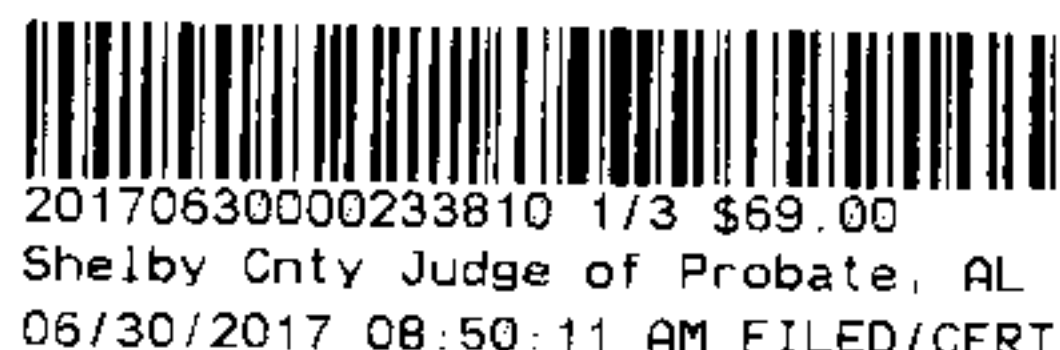
July 19

**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:  
**Jimmy D. Howell**  
**137 Old Spanish Trail**  
**Alabaster, AL 35007**

**WARRANTY DEED**



**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FORTY SIX THOUSAND NINE HUNDRED TWENTY AND NO/100 DOLLARS (\$46,920.00)**, 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, **Jimmy D. Howell, a married man, Individually, Jimmy D. Howell, Member, Howell Steel, LLC a dissolved Limited Liability Company and Glenda J. Howell, a married woman, Individually, Glenda J. Howell Member, Howell Steel, LLC a dissolved Limited Liability Company** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Jimmy D. Howell**, (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**Legal Description Attached Exhibit "A"**

SUBJECT TO:

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

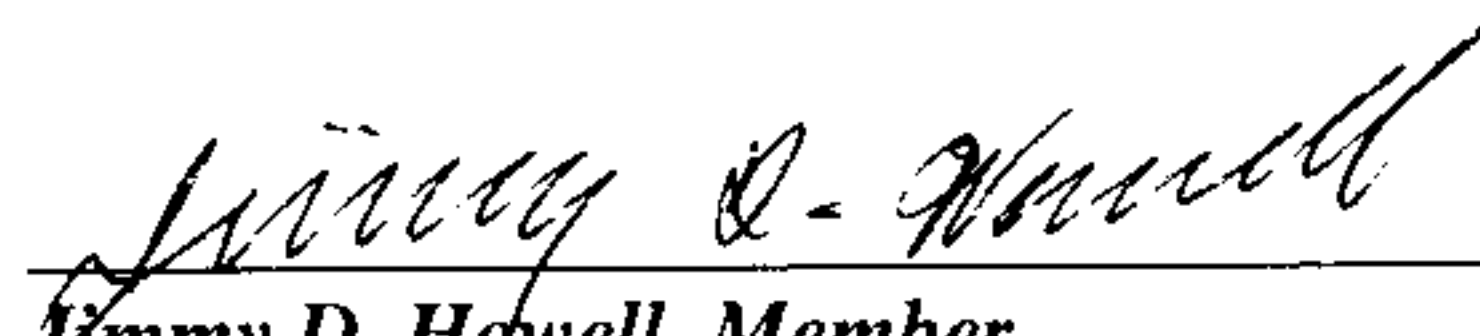
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.


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 28<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
**Jimmy D. Howell, Individually**

  
\_\_\_\_\_  
**Glenda J. Howell, Individually**

  
\_\_\_\_\_  
**Jimmy D. Howell, Member**  
**Howell Steel, LLC**  
**A Dissolved Limited Liability Company**

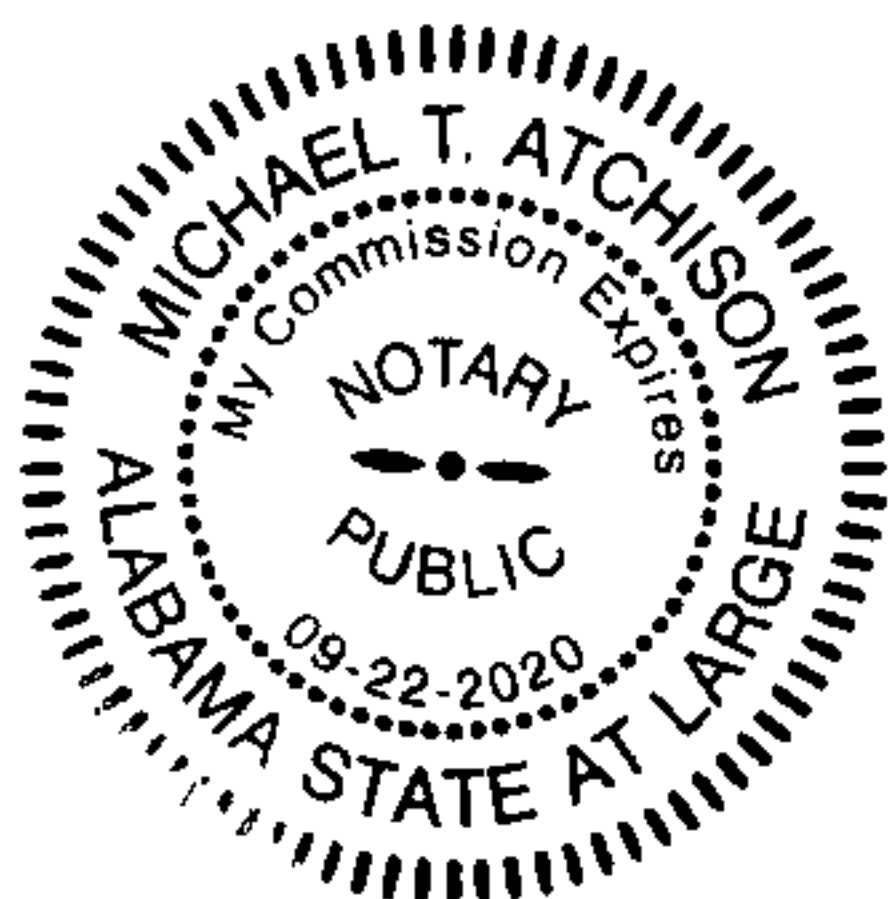
  
\_\_\_\_\_  
**Glenda J. Howell, Member**  
**Howell Steel, LLC**  
**A Dissolved Limited Liability Company**

Shelby County, AL 06/30/2017  
State of Alabama  
Deed Tax: \$47.00

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jimmy D. Howell, a married man, Individually, Jimmy D. Howell, Member, Howell Steel, LLC a dissolved Limited Liability Company and Glenda J. Howell, a married woman, Individually, Glenda J. Howell Member, Howell Steel, LLC a dissolved Limited Liability Company** whose is 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2017.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

## **EXHIBIT A – LEGAL DESCRIPTION**

A part of the North ½ of the Southwest ¼ of Section 28, Township 21 South, Range 3 West, described as follows:

From the Southwest corner of Northwest ¼ of Southwest ¼ of Section 28, run Easterly along South line of Northeast ¼ of Southwest ¼ of Section 28 for 1253.61 feet to the point on East right of way line of Montevallo-Elyton Highway for point of beginning of tract herein described; thence turn an angle 125°41' to left and run Northwesterly along the East right of way line of said Montevallo-Elyton Highway 467 feet; thence turn an angle of 01°55' to the right and continue Northwesterly along the East right of way line of said Highway 74.55 feet; thence turn an angle of 84°53'40" to the left and run Southwesterly 10.3 feet; thence turn an angle of 89°33' to right and run Northwesterly along East right of way line of said Highway 100 feet; thence turn an angle of 04°31'20" to right and continue Northwesterly along the East right of way line of said Highway 94.96 feet; thence turn an angle of 94°07'20" to right and run Northeasterly 9.80 feet; thence turn an angle of 84°45' to left and run Northwesterly along the East right of way line of said Montevallo and Elyton Highway 23.0 feet, more or less, to the point of intersection of East right of way line of said Highway and the center line of a ditch; thence run Northeasterly along the centerline of said ditch, with the meandering of said ditch 668.72 feet, more or less to the point of intersection of the centerline of said ditch and the West right of way line of the Southern Railroad; thence run Southwesterly along the west right of way line of said railroad 950.00 feet more or less to point of intersection of the West right of way line of said railroad and the South boundary line of the Northwest ¼ of Southwest ¼ of Section 28; thence run westerly along South line of Northwest ¼ of Southwest ¼ of Section 28 for 17.89 feet to the point of beginning, being situated in Shelby County, Alabama.

Also known as:

Lots 1, 2, 3, 4 & 5, Howell Family Subdivision, as recorded in Map Book 46, Page 32, Probate Office, Shelby County, Alabama.



20170630000233810 2/3 \$69.00  
Shelby Cnty Judge of Probate, AL  
06/30/2017 08:50:11 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Howell Steel  
Mailing Address 137 Old Spanish Trail  
Alabaster, AL 35007

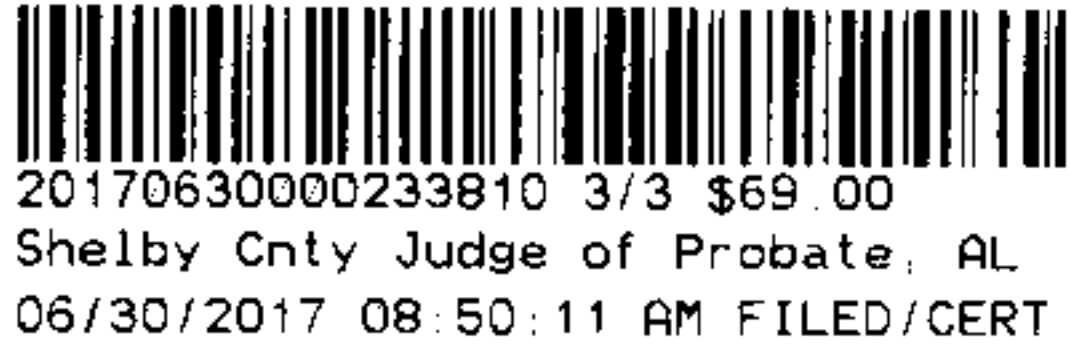
Grantee's Name Jimmy Howell  
Mailing Address 137 Old Spanish Trail  
Alabaster, AL 35007

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale 6-28-17  
Total Purchase Price \$ 46,920.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Title only corporation  
☐ 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 6-28-17

Print Jimmy Howell

☐ Unattested  
(verified by) \_\_\_\_\_

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