

1332 Kent Oliver Rd

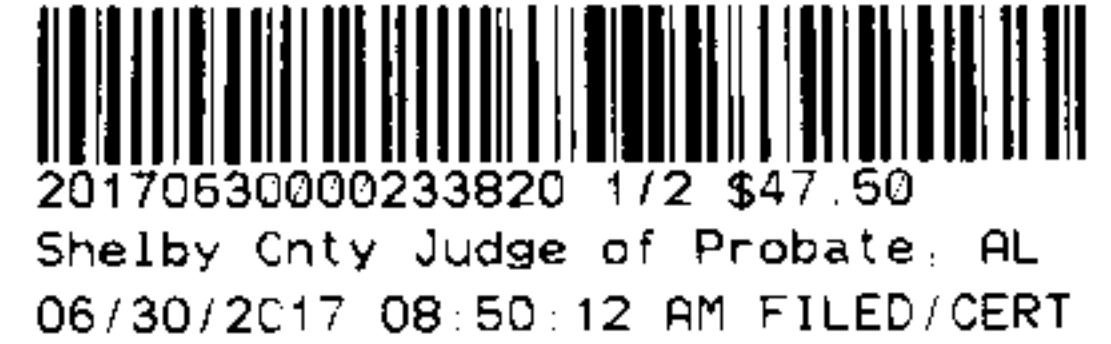
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY NINE THOUSAND TWO HUNDRED TEN AND NO/100 DOLLARS (\$29,210.00)**, 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** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Jimmy D. Howell and Glenda J. Howell, husband and wife**, (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

A parcel of land located in the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4 of Section 15, township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the NW 1/4 of NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 89 degrees 15 minutes 15 seconds West along the North line of the NE 1/4 of the NW 1/4 of said Section 15 a distance of 177.80 feet to a point; thence run South 0 deg. 10 min. 34 sec. East a distance of 73.68 feet to a point on the South right-of-way line of Shelby County No. 26; thence run South 87 deg. 18 min. 37 sec. East along said right-of-way a distance of 77.97 feet to the point of beginning of the property being described; thence continue along last described course a distance of 172.03 feet to a point; thence run South 0 deg. 10 min. 34 sec. East a distance of 420.59 feet to a point; thence run North 87 deg. 18 min. 1 37 sec. West a distance of 164.78 feet to a point; thence run North 1 deg. 09 min. 42 sec. West a distance of 421.01 feet to the point of beginning; being situated in Shelby County, Alabama.

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 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 28th day of June, 2017.

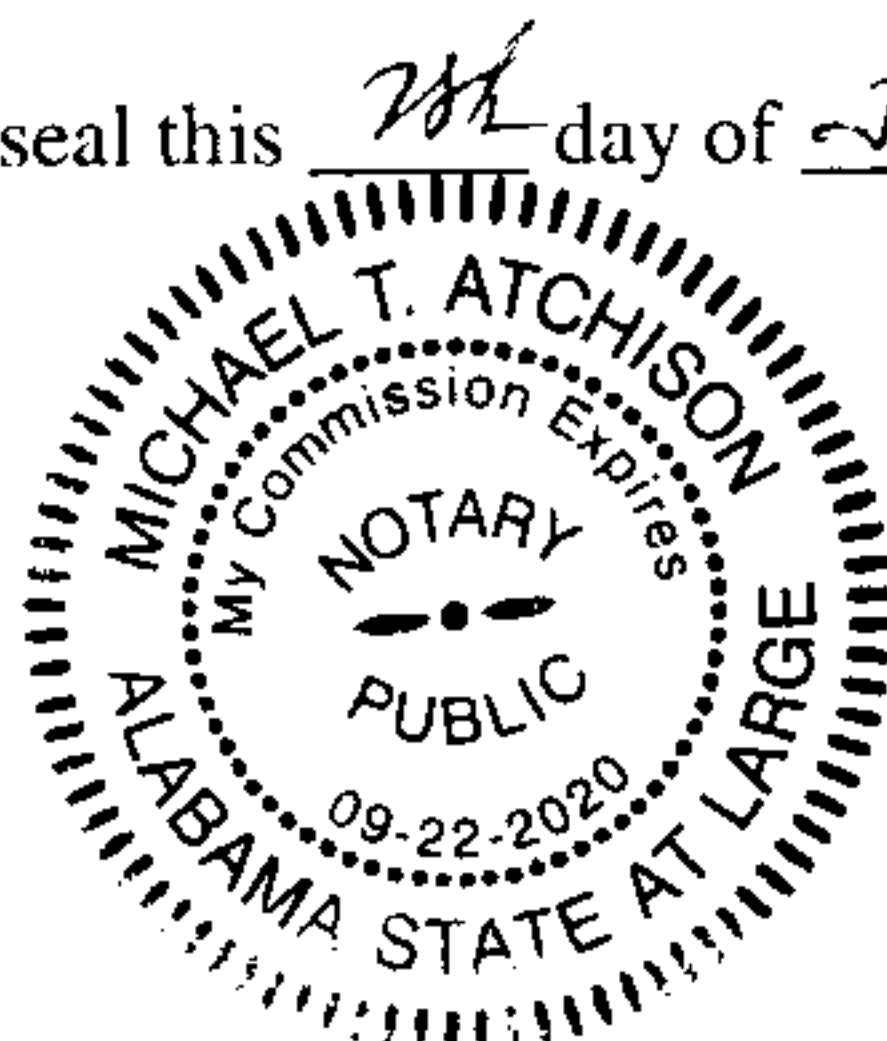
Shelby County, AL 06/30/2017
State of Alabama
Deed Tax: \$29.50

Jimmy D. 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 **Jimmy D. Howell**, 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 28th day of June, 2017.



Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Jimmy D. Howell
Mailing Address 137 Old Spanish Trail
Alabaster AL 35007

Grantee's Name Jimmy & Allen L. Howell
Mailing Address 137 Old Spanish Trail
Alabaster AL 35007

Property Address Average Sec 15-21-3W

Date of Sale 6-28-17

Total Purchase Price \$ 29,210

or

Actual Value

\$

or

Assessor's Market Value \$



20170630000233820 2/2 \$47.50
Shelby Cnty Judge of Probate, AL
06/30/2017 08:50:12 AM FILED/CERT

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

Add wife to deed

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 D. Howell

Unattested

Sign

Jimmy D. Howell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1