

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-17-23966

Send Tax Notice To: Joseph Thibodeaux
Gail Thibodeaux

AL 23050 Hwy 25
Columbiana AL 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventeen Thousand Dollars and No Cents (\$117,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Wesley Howard and wife Kourtney Howard**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Thibodeaux and Gail Thibodeaux**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$118,181.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

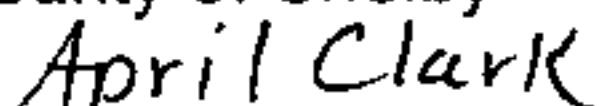
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of September, 2017.


Thomas Wesley Howard


Kourtney Howard

State of Alabama

County of Shelby


April Clark

I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Thomas Wesley Howard and Kourtney Howard, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of September, 2017.


Notary Public, State of Alabama

My Commission Expires: September 22, 2020

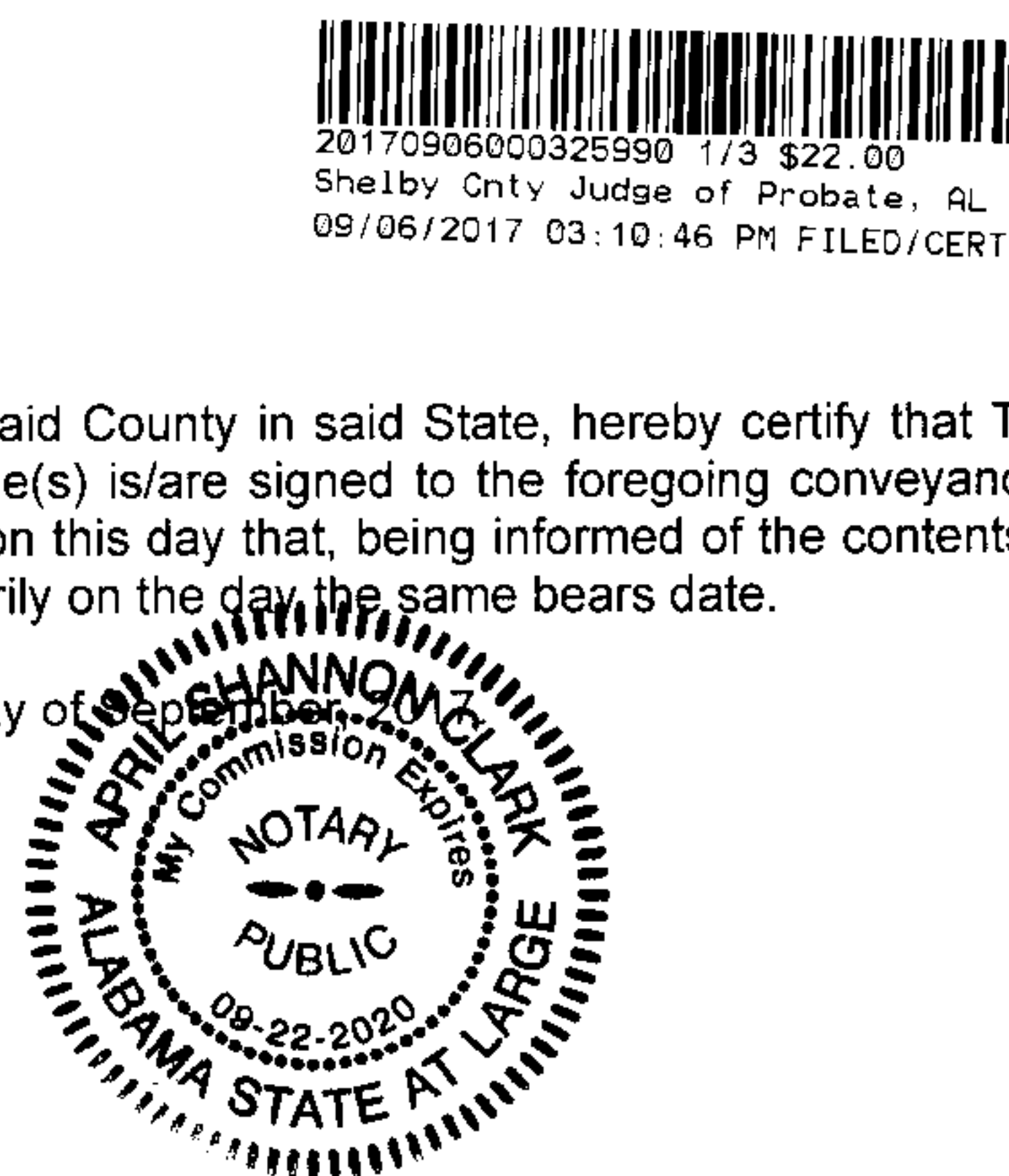
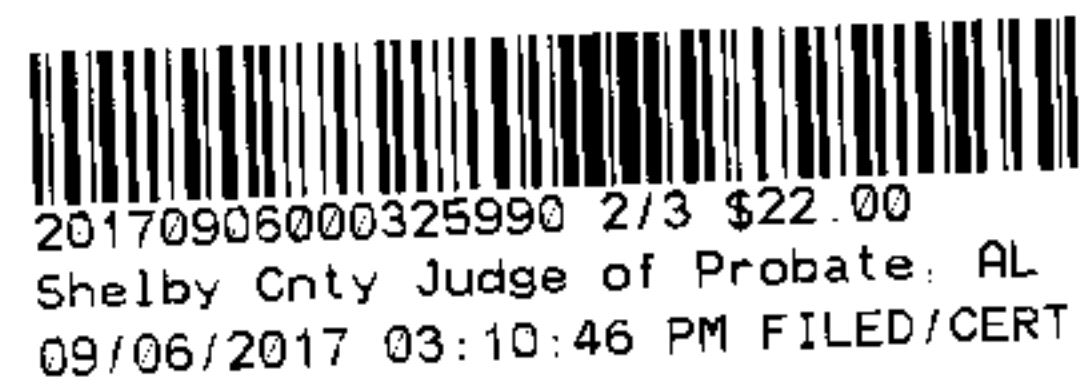


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 0 degrees 42 minutes 02 seconds West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 269.20 feet to the POINT OF BEGINNING; thence North 64 degrees 08 minutes 12 seconds West a distance of 847.90 feet to the easterly right of way of Alabama Hwy. 25; thence North 29 degrees 58 minutes 59 seconds East along said right of way a distance of 396.84 feet; thence South 34 degrees 36 minutes 35 seconds East leaving said right of way a distance of 346.70 feet; thence South 40 degrees 39 minutes 04 seconds East a distance of 564.48 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, Al. Reg. No. 21784, dated August 8, 2012.



Real Estate Sales Validation Form

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

Grantor's Name Thomas Wesley Howard
Thomas Wesley Howard
Mailing Address 100 Pine Lake Circle

Grantee's Name Joseph Thibodeaux
Gail Thibodeaux
Mailing Address 23050 Hwy 25
Columbiana AL 35051

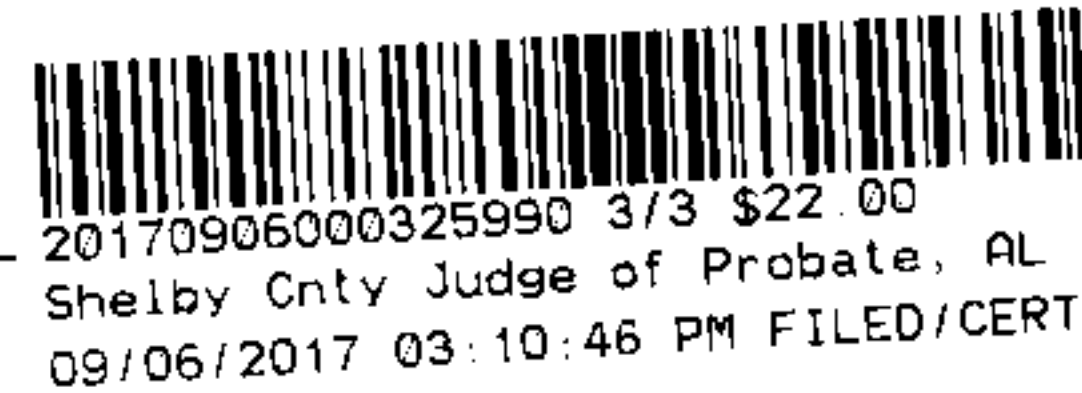
Property Address 23050 Highway 25
Columbiana, AL 35051

Date of Sale September 05, 2017
Total Purchase Price \$117,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 of 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 August 28, 2017

Print Thomas Wesley Howard

Unattested

Sign *Thomas Wesley Howard*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one