

20170915000336150
09/15/2017 10:28:17 AM
QCDEED 1/8

Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:

63436160 - 41160382

~~3383230427~~ (mp)
3383230427

(3)

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF Shelby)

Send Future Tax Notices to:
105 Lake Circle
Wilsonville, AL 35186

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **THOMAS CRENSHAW HOWELL a/k/a THOMAS C. HOWELL** and **TERRI LEA WARD HOWELL a/k/a TERRI L. HOWELL**, husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **THOMAS CRENSHAW HOWELL** and **TERRI LEA WARD HOWELL, TRUSTEES**, of the **HOWELL FAMILY TRUST** dated November 2, 2012, and any amendments thereto, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 12, according to "Walter Cove", First Sector, as shown by subdivision map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Prior Deed References: Instrument No. _____ and Instrument No. 20121227000495040

Parcel ID Number: 206230001036000

Commonly Known As: 105 Lake Circle, Wilsonville, AL 35186

Fair Market Value: \$ 289,500.00

RD:09/06/2017 Instrument #20170906000325490

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Title Source Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between THOMAS CRENSHAW HOWELL a/k/a THOMAS C. HOWELL and TERRI LEA WARD HOWELL a/k/a TERRI L. HOWELL, husband and wife, as Grantor(s), and THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES, of the HOWELL FAMILY TRUST dated November 2, 2012, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 17 day of August, 2017.

GRANTORS:

THOMAS CRENSHAW HOWELL
a/k/a THOMAS C. HOWELL

TERRI LEA WARD HOWELL
a/k/a TERRI L. HOWELL

TERRI LEA WARD HOWELL
a/k/a TERRI L. HOWELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Robert H. Parks, a Notary Public for the State of ALABAMA do hereby certify that **THOMAS CRENSHAW HOWELL a/k/a THOMAS C. HOWELL** and **TERRI LEA WARD HOWELL a/k/a TERRI L. HOWELL**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of August, 2017.

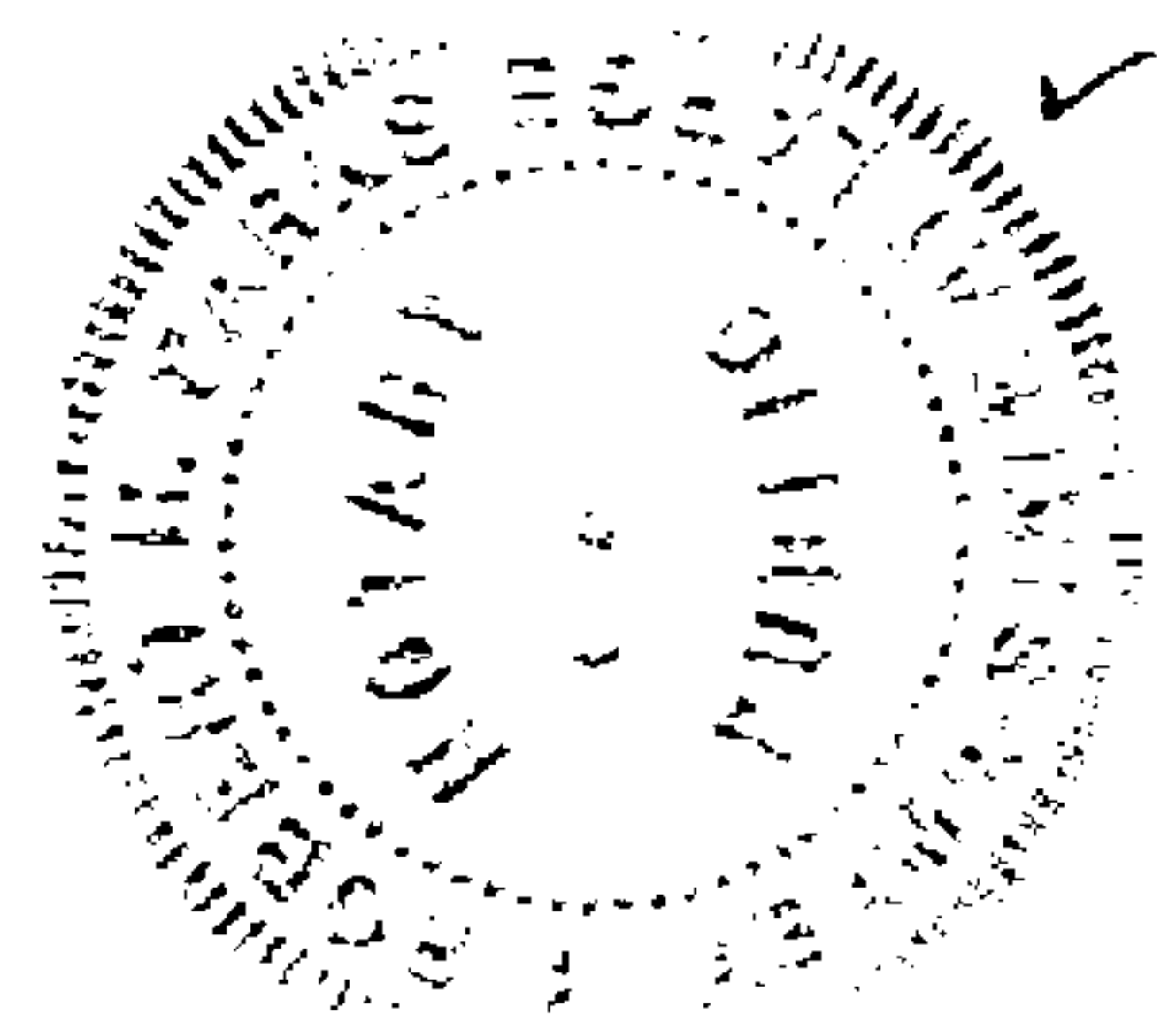
Robert H. Parks

(NOTARY SEAL)

Notary Public

My commission expires MY COMMISSION EXPIRES 6-2-20

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464



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 C. Howell and Terri L.	Grantee's Name	Thomas C. Howell and Terri L.
Mailing Address	Howell, Trustees 105 Lake Circle Wilsonville, AL 35186	Mailing Address	Howell, husband and wife 105 Lake Circle Wilsonville, AL 35186
Property Address	105 Lake Circle Wilsonville, AL 35186	Date of Sale	August 17, 2017
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	289,500.00

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 8/17/17

Print Thomas C. Howell

Unattested

Sign X

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

CERTIFICATION OF TRUST

I, **THOMAS CRENSHAW HOWELL**, and I, **TERRI LEA WARD HOWELL**, **TRUSTEES**, Trustees, hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **HOWELL FAMILY TRUST** is currently in existence and was created on November 2, 2012.
2. The trust was established by: **THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTORS**
3. The current trustees of the trust are: **THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES**
4. The power(s) granted to the trustees include:
 - The power to sell, convey and exchange the real property which is the subject of this transaction. ☒ Yes ☐ No
 - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. ☒ Yes ☐ No

5. The trust is **Revocable/Irrevocable** (circle one), and if revocable, is revocable by the following party(ies):

THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:

THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES

7. The trust identification number is as follows (Last Four Digits of SS#, etc.) _____

8. Title to trust assets shall be taken in the following fashion: Quitclaim Deed

9. The description of all real property owned by or conveyed to the Trust is: See Exhibit A attached hereto.

10. The beneficiaries and their addresses are:

Thomas Crenshaw Howell
Terri Lea Ward Howell
105 Lake Circle
Wilsonville, AL 35186

11. The anticipated date of dissolution of the trust is:

The undersigned trustees hereby declare under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

GRANTORS: *Thomas Crenshaw Howell*
Terri Lea Ward Howell

THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL, TRUSTEE, of the HOWELL FAMILY TRUST dated November 2, 2012

Terri L. Howell
Terri Lea Ward Howell
TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEE, of the HOWELL FAMILY TRUST dated November 2, 2012

STATE OF ALABAMA)
COUNTY OF STEARNS)

I, Robert H. Parks, a Notary Public for the State of ALABAMA, do hereby certify that **THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL and TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEES, of the HOWELL FAMILY TRUST dated November 2, 2012**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of August, 2017.

(NOTARY SEAL)

✓
Robert H. Parks
Notary Public
My commission expires: _____

MY COMMISSION EXPIRES 6-2-20

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

CERTIFICATION OF TRUST

I, **THOMAS CRENSHAW HOWELL**, and I, **TERRI LEA WARD HOWELL**, **TRUSTEES**, Trustees, hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **HOWELL FAMILY TRUST** is currently in existence and was created on November 2, 2012.

2. The trust was established by: **THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTORS**

3. The current trustees of the trust are: **THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES**

4. The power(s) granted to the trustees include:

- The power to sell, convey and exchange the real property which is the subject of this transaction. ☒ Yes ☐ No
- The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. ☒ Yes ☐ No

5. The trust is **Revocable**~~**Irrevocable**~~ (circle one), and if revocable, is revocable by the following party(ies):

THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:

THOMAS CRENSHAW HOWELL and TERRI LEA WARD HOWELL, TRUSTEES

7. The trust identification number is as follows (Last Four Digits of SS#, etc.) 5758

8. Title to trust assets shall be taken in the following fashion: Quitclaim Deed

9. The description of all real property owned by or conveyed to the Trust is: See Exhibit A attached hereto.

10. The beneficiaries and their addresses are:

Thomas Crenshaw Howell
Terri Lea Ward Howell
105 Lake Circle
Wilsonville, AL 35186

11. The anticipated date of dissolution of the trust is:

The undersigned trustees hereby declare under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

GRANTORS:

Thomas Crenshaw Howell
Terri L. Howell

THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL, TRUSTEE, of the HOWELL FAMILY TRUST dated November 2, 2012

Terri L. Howell
Terri Lea Ward Howell

TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEE, of the HOWELL FAMILY TRUST dated November 2, 2012

STATE OF ALABAMA)
COUNTY OF SHARPE)

I, Robert H. Parks, a Notary Public for the State of ALABAMA do hereby certify that THOMAS C. HOWELL a/k/a THOMAS CRENSHAW HOWELL and TERRI L. HOWELL a/k/a TERRI LEA WARD HOWELL, TRUSTEES, of the HOWELL FAMILY TRUST dated November 2, 2012, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of August, 2017.

(NOTARY SEAL)

Robert H. Parks
Notary Public

My commission expires: MY COMMISSION EXPIRES 6-2-20

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 206230001036000

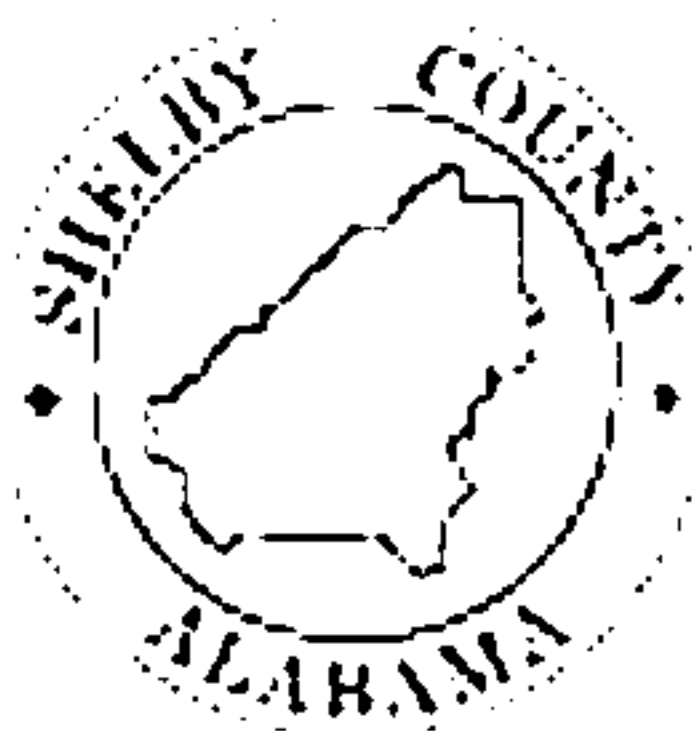
Land situated in the County of Shelby in the State of AL

LOT 12, ACCORDING TO "WALTER COVE", FIRST SECTOR, AS SHOWN BY SUBDIVISION MAP RECORDED IN MAP BOOK 5, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO. 20121227000495040

Commonly known as: 105 Lake Cir, Wilsonville, AL 35186-7305

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/15/2017 10:28:17 AM
\$328.50 CHERRY
20170915000336150

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.