

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Patricia A. Howard  
12131 Hwy 43  
Vandiver, AL

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Five Thousand and no/00 Dollars (\$5,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Katherine Daniels Walker, married; Randy S. Daniels, unmarried; Lisa Daniels Bolton, unmarried; and, Jacqueline E. Littrell, unmarried, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Patricia A. Howard, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Grantor W.E. Daniels a/k/a as William Earl Daniels in deed recorded in Book 001, Page 724, in the Probate Court of Shelby County, Alabama, having died on or about August 20, 2016, whose Will has not been admitted to Probate and leaving as sole heirs and next of kin GRANTORS listed above.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS, OR THEIR RESPECTIVE SPOUSE.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**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 19<sup>th</sup> day of November, 2017.

Katherine Daniels Walker      Randy S. Daniels  
Katherine Daniels Walker      Randy S. Daniels

Lisa Daniels Bolton      James Dennis Smith Agent  
Lisa Daniels Bolton      James Dennis Smith, as Agent for Randy S. Daniels

Jacqueline E. Littrell  
Jacqueline E. Littrell

Shelby County, AL 11/07/2017  
State of Alabama  
Deed Tax: \$5.00

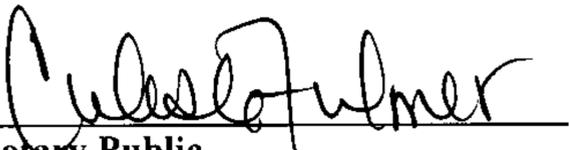
  
20171107000404230 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
11/07/2017 12:44:00 PM FILED/CERT

**Notary Acknowledgments Attached**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Katherine Daniels Walker and Lisa Daniels Bolton, who are 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 they executed the same voluntarily on the day the same bears date..

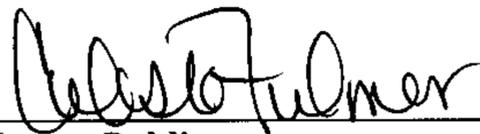
Given under my hand and official seal this 6<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-11-20

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Dennis Smith, as Agent and lawful attorney-in-fact for Randy S. Daniels, who 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 the conveyance he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal this 6<sup>th</sup> day of November, 2017.

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

STATE OF Alabama  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jacqueline E. Littrell, who 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 the conveyance she executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 7<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_ MY COMMISSION EXPIRES MAY 4, 2020

  
20171107000404230 2/4 \$31.00  
Shelby Cnty Judge of Probate: AL  
11/07/2017 12:44:00 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Northeast corner of the N $\frac{1}{4}$  of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 15, Township 18 South, Range 1 East, go South 245 feet to point of beginning, go South 415 feet; thence West 129 feet; thence North following road right-of-way approximately 415 feet; thence East 129 feet to point of beginning; LESS AND EXCEPT A parcel of land in the N $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said 20 acre tract; thence run North along the East  $\frac{1}{4}$ - $\frac{1}{4}$  line a distance of 263.0 feet to the point of beginning; thence continue last course a distance of 152.0 feet; thence turn left 93 degrees 45 minutes 15 seconds a distance of 254.01 feet to a point on a chert road; thence turn left 127 degrees 37 minutes 45 seconds a distance of 244.15 feet along said chert road; thence turn left 76 degrees 04 minutes a distance of 103.73 feet to the point of beginning. LESS AND EXCEPT any portion of subject property lying within a public road (Shelby County Road #491). Situated in Shelby County, Alabama.

  
20171107000404230 3/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
11/07/2017 12:44:00 PM 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 : Katherine D. Walker
Mailing Address 1312 Hill Avenue
Gadsden, AL 35901

Grantee's Name: Patricia A. Howard
Mailing Address: 12131 Hwy 43
Vandiver, AL

Property Address: 686 Hwy 491
Vandiver, AL

Date of Sale 11/6/17
Total Purchase Price \$ 5,000.00
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)

x Bill of Sale - Deed
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 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 11-6-17

Sign Katherine Daniels Walker
(Grantor/Grantee/Owner/Agent) circle one

Print KATHERINE DANIELS WALKER

Unattested

(Verified by)

