

This instrument prepared by:

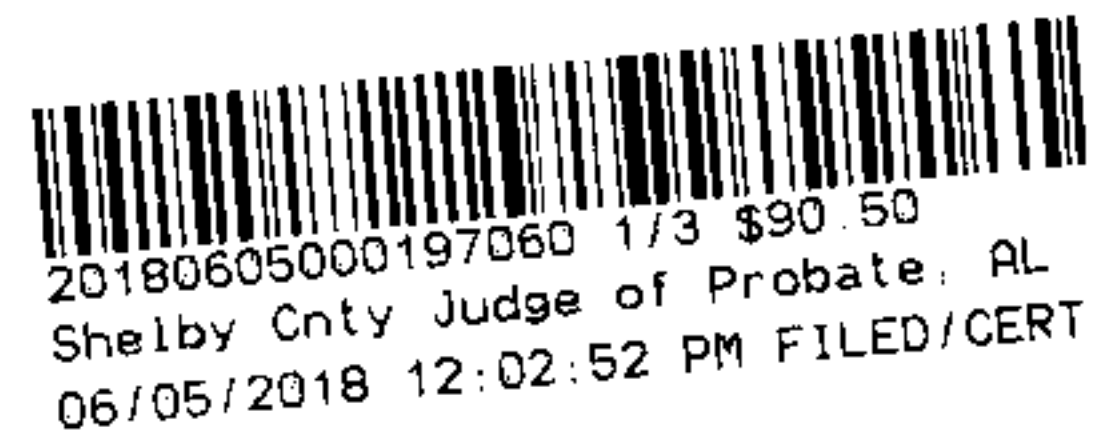
ELLIS, HEAD, OWENS & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:

Ms. Janet M. Howard
285 Highway 462
Sterrett, Alabama 35147

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE AND 00/100 DOLLAR (\$1.00), compliance with divorce agreement, exchange of deeds, and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, ALAN BARRY HOWARD, a married man, (herein referred to as Grantor) hereby remises, releases, quit claims, grants, sells, and conveys unto JANET M. HOWARD (herein referred to as Grantee), all his right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the following Tracts #1 and #2:

Tract #1

From the Northwest corner of the SW 1/4 of the NE 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama proceed South 02 deg. 29 min. West along the West boundary of said SW 1/4 - NE 1/4 a distance of 167.35 ft. to the POINT OF BEGINNING of herein described Tract #1; thence continue South 02 deg. 29 min. West along the West boundary of said 1/4-1/4 section a distance of 851.76 ft. to a point on the North boundary of a county paved road (County Road 462); thence proceed along the Northerly boundary of said road the following courses: North 51 deg. 42 min. East for a chord distance of 73.10 ft.; thence North 56 deg. 06 min. East for a chord distance of 113.66 ft.; thence North 62 deg. 51 min. East for a chord distance of 111.31 ft.; thence North 69 deg. 19 min. East for a chord distance of 111.16 ft.; thence North 72 deg. 27 min. East for a chord distance of 88.87 ft.; thence North 75 deg. 04 min. East for a chord distance of 79.55 ft.; thence North 78 deg. 21 min. East for a chord distance of 80.02 ft.; thence North 80 deg. 59 min. East for a chord distance of 78.60 ft. to a point on the North right-of-way line of said road and being the point of ending of a curve concave right; thence proceed North 82 deg. 11 min. East along the North boundary of said road a distance of 165.76 ft. to its point of intersection with the Westerly right-of-way boundary of Alabama Highway #25; thence proceed North 33 deg. 45 min. West along the Westerly boundary of said highway a distance of 289.08 ft. to the point of beginning of a curve concave left; thence proceed along said curve and right-of-way boundary the following courses: North 34 deg. 26 min. West a chord distance of 77.46 ft.; thence North 40 deg. 26 min. West a chord distance of 77.30 ft.; thence North 48 deg. 59 min. West for a chord distance of 73.48 ft.; thence North 59 deg. 51 min. West a chord distance of 124.17 ft.; thence North 68 deg. 42 min. West for a chord distance of 55.57 ft.; thence North 74 deg. 46 min. West a chord distance of 57.25 ft.; thence North 79 deg. 31 min. West a chord distance of 71.13 ft. to a point on said right-of-way boundary and being the point of ending of said curve; thence proceed North 81 deg. 12 min. West along said right-of-way line a distance of 207.50 ft. to the POINT OF BEGINNING of herein described Tract #1. Containing 9.3 acres.

Tract #2

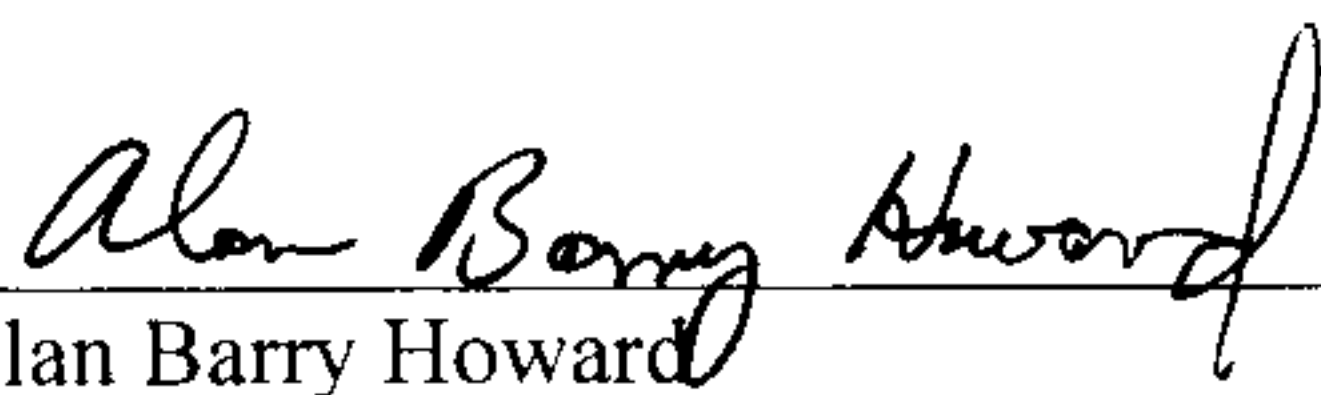
Also a parcel of land containing 1.61 acres hereinafter known as Tract #2 being more particularly described as follows: For a POINT OF BEGINNING

commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 deg. 42 min. East along the South boundary of said 1/4-1/4 section a distance of 230.00 ft.; thence proceed North 00 deg. 35 min. East for a distance of 389.37 ft. to a point on the South boundary of a county paved road (County Road 462); thence proceed along the Southerly boundary of said road the following courses: South 59 deg. 03 min. West for a chord distance of 82.98 ft.; thence South 53 deg. 25 min. West a chord distance of 105.98 ft.; thence South 49 deg. 28 min. West for a chord distance of 89.49 ft. to a point on said South right-of-way line and also being on the West boundary of said SW 1/4 of the NE 1/4; thence South 02 deg. 29 min. West along the West boundary of said 1/4-1/4 section a distance of 220.34 ft. to the POINT OF BEGINNING of herein described Tract #2. Containing 1.61 acres.

All of Tract #1 and Tract #2 is located in the SW 1/4 of the NE 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, and are according to survey dated October 16, 1995, of Billy R. Martin, Alabama Registration No. 10559.

TO HAVE AND TO HOLD unto the said Grantee forever.

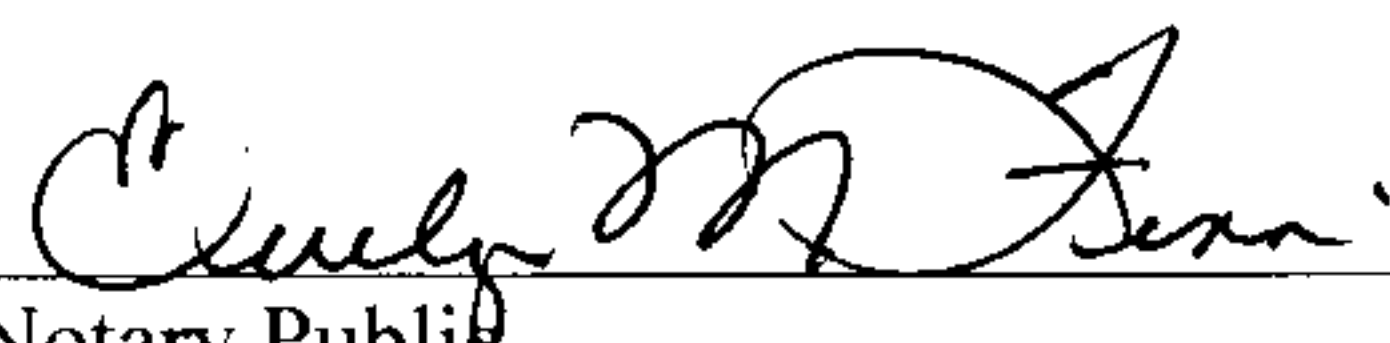
IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 10 day of _____, 2018.

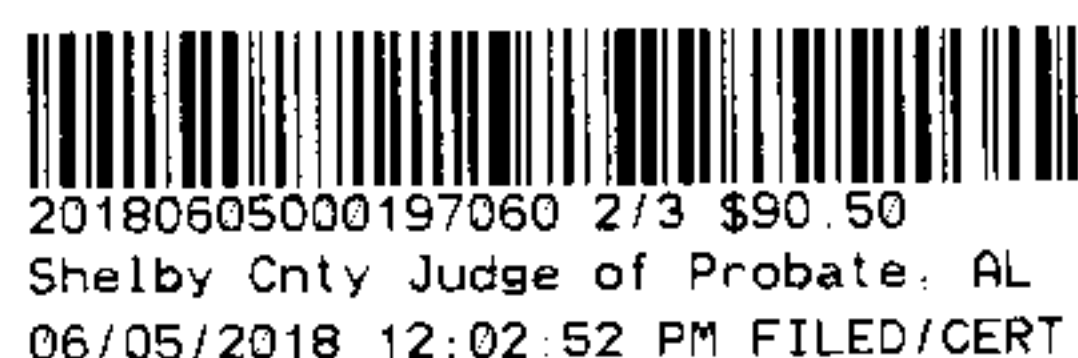

Alan Barry Howard

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ALAN BARRY HOWARD, a married man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2018.


Notary Public
My Commission Expires: 9/15/18



Real Estate Sales Validation Form

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

Grantor's Name Alan Howard
Mailing Address 50624 Hwy 25
Street AL 35147

Grantee's Name Janet Howard
Mailing Address 285 Hwy 462
Street AL 35147

Property Address 285 Hwy 462
Street

Date of Sale 5/10/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 138,550 1/2 = 169,275

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 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 5/5/18

Unattested

Print JANET Howard

Sign

Janet Howard

(Grantor/Grantee/Owner/Agent) circle one

20180605000197060 3/3 \$90.50
Shelby Cnty Judge of Probate, AL
06/05/2018 12:02:52 PM FILED/CERT

ified by)

Form RT-1