

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Hannah K. Ladner
2332 Highway 61
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Twenty Thousand and 00/100 Dollars (\$20,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Stephanie Scott, a married person, and
Nicole Howard, a married person, being the heirs of Joseph E. Howard, deceased**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Hannah K. Ladner

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" atttached hereto

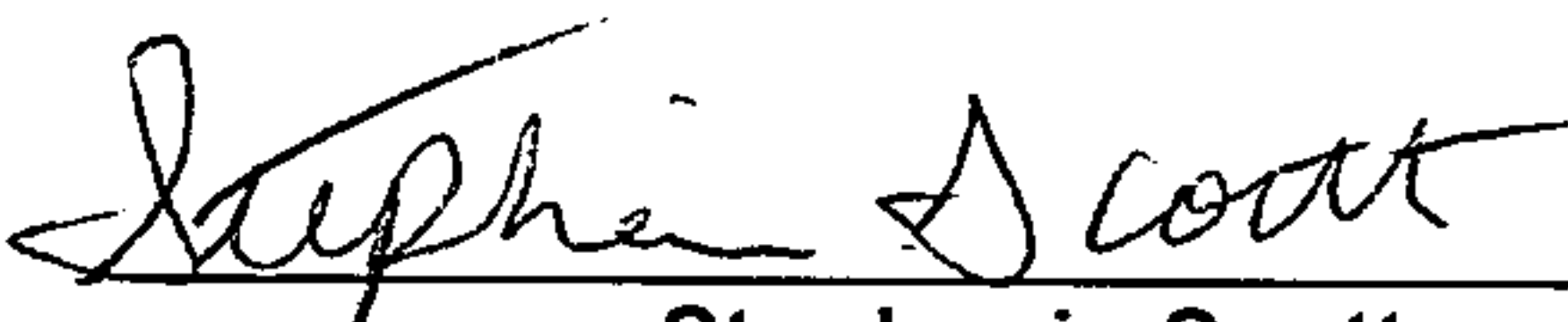

- Subject to:
- (1) 2019 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

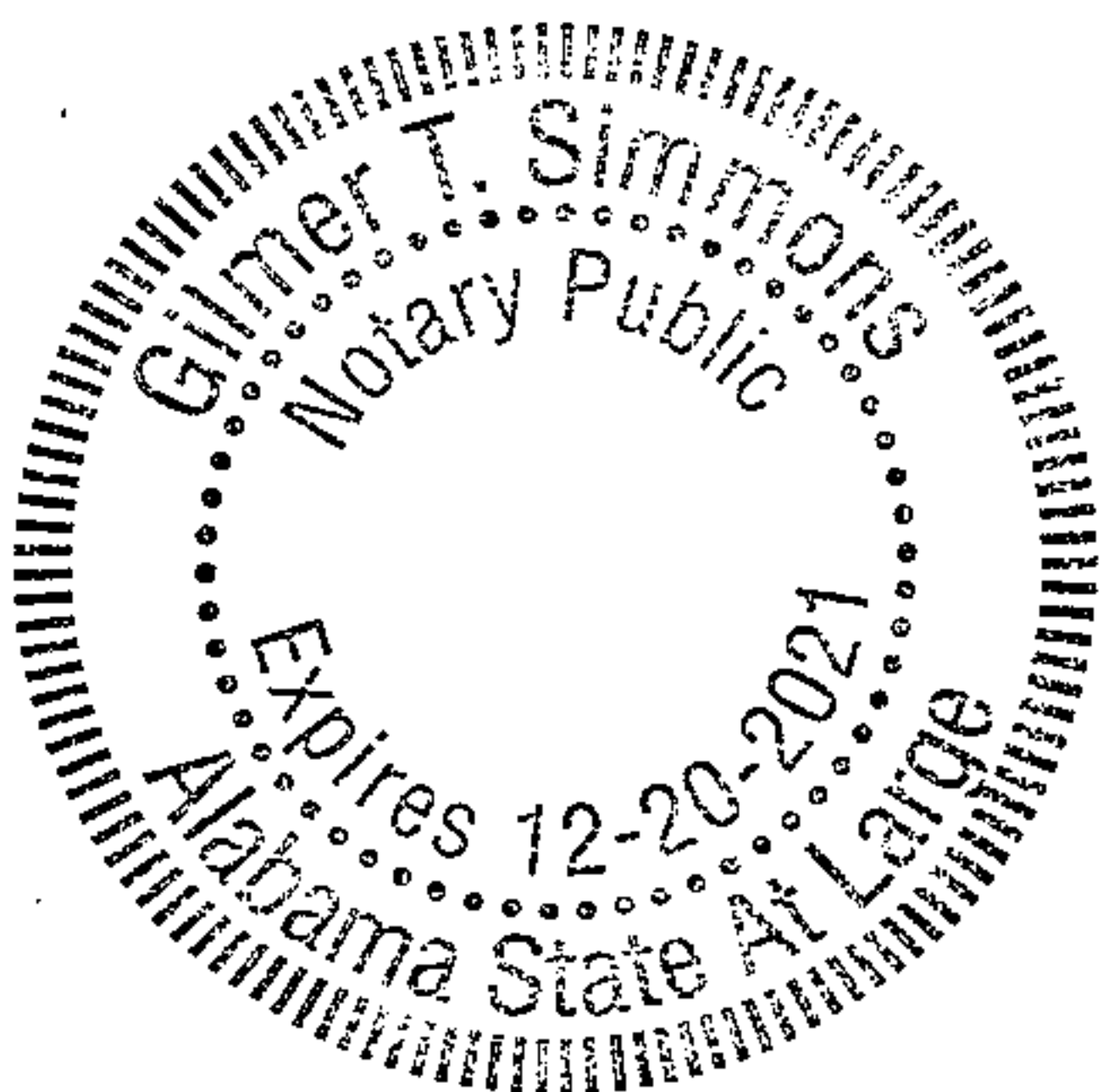
IN WITNESS WHEREOF, we have set our hands and seals, this **20th day of November, 2018.**

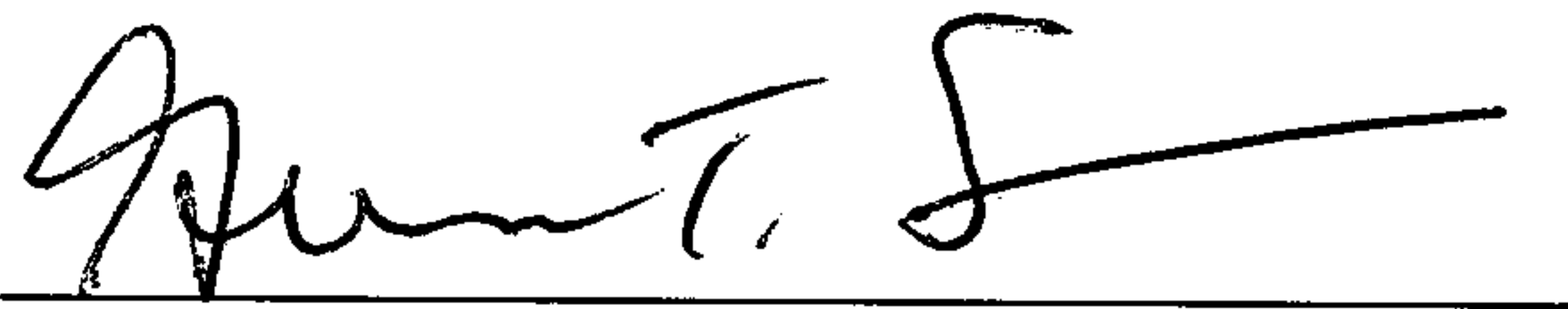
 (Seal)  (Seal)
Stephanie Scott **Nicole Howard**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Stephanie Scott and Nicole Howard** whose names 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 **20th day of November, 2018.**




Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021

**20181214000437070 12/14/2018 08:56:12 AM DEEDS 2/3
EXHIBIT A**

Begin at the NE corner of the NE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 1 East and run thence West along the North line of said 1/4 - 1/4 section 210 feet; thence run South and parallel with the East line of said 1/4 - 1/4 section 210 feet; thence run East and parallel with the North line of said 1/4 - 1/4 section 210 feet to the East line of said 1/4 - 1/4 section; thence run North along the East line of said 1/4 - 1/4 section a distance of 210 feet to the Point of Beginning.

TOGETHER WITH a 20 foot wide Ingress/Egress and Utility Easement, lying 10 feet either side of and parallel to the following described centerline:

Commence at the NE corner of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 88°49'05" West, a distance of 210.00 feet; thence South 00°00'00" East, a distance of 10.00 feet to the Point of Beginning of said centerline; thence North 88°49'05" West, a distance of 1835.22 feet to the Easterly right of way line of Shelby County Highway 61, 80 foot right of way and the Point of Ending of said centerline.

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Stephanie Scott** Date of Sale: **November 20th, 2018**
 Grantor Name: **Nicole Howard**
 Mailing Address: **2428 Highway 61** Total Purchase Price: **\$20,000.00**
Columbiana, Alabama, 35051
 Or
 Actual Value: \$ _____
 Or
 Assessor's Market Value: \$ _____

Property Address: **2428 Highway 61**
Columbiana, Alabama, 35051

Grantee Name: **Hannah K. Ladner**
 Mailing Address: **2332 Highway 61**
Columbiana, AL 35051

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 _____
XX 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 Section 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 Section 40-22-1 (h).

Date: **November 20th, 2018**

Print: Gulmer T. Simmons

____ Unattested _____
 (verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/14/2018 08:56:12 AM
 \$41.00 CHERRY
 20181214000437070

Alex S. Boyd