

Send tax notice to:
CARL McKINLEY HOWARD, II
2454 BLUE SPRINGS ROAD
WILSONVILLE, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2018699

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **LESA M. PALMER and MICHAEL A. PALMER, wife and husband** whose mailing address is: P.O. Box 1592 Columbiana AL 35051 (hereinafter referred to as "Grantors") by **CARL McKINLEY HOWARD, II and ELIZABETH MOLETT HOWARD** whose property address is: **2454 BLUE SPRINGS ROAD, WILSONVILLE, AL, 35186** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 239; Deed Book 133, Page 240 and Deed Book 236, Page 184.
3. Right of way for County Highway #48
4. Road Maintenance Agreement as recorded in Inst. No. 1999-35818

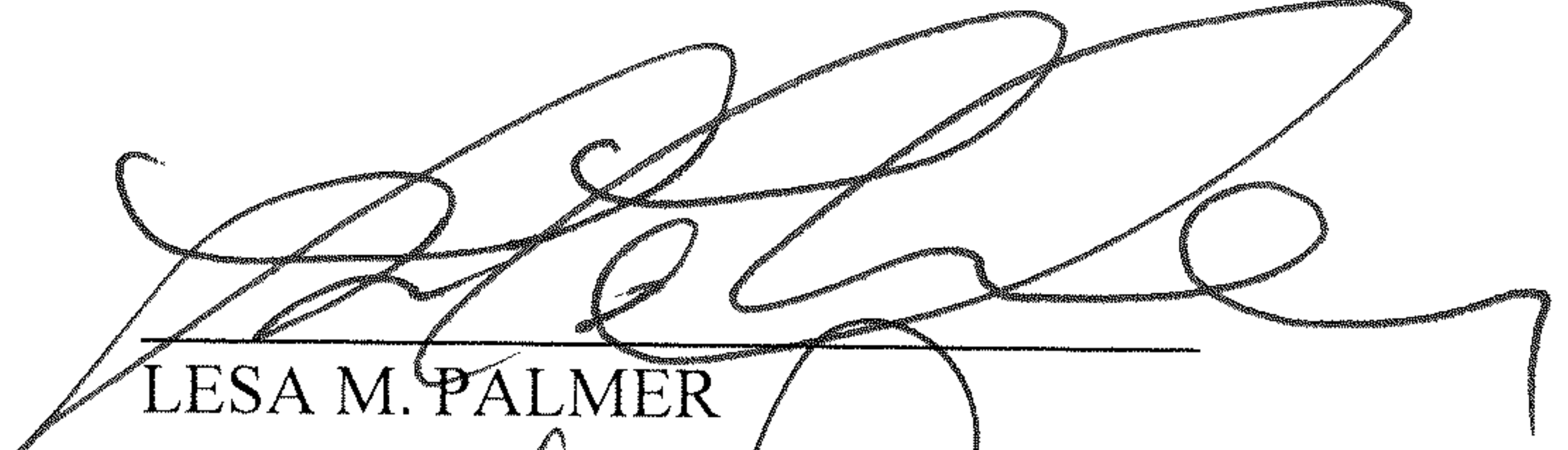
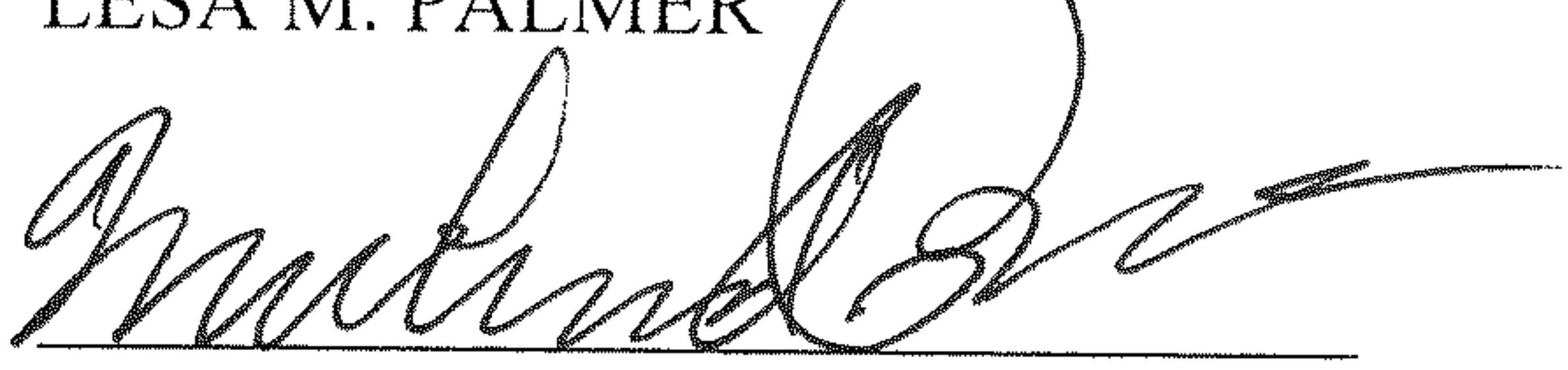
\$356,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Lesa M. Palmer and Lesa N. Palmer are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of December, 2018.


LESA M. PALMER

MICHAEL A. PALMER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LESA M. PALMER and MICHAEL A. PALMER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of December, 2018.

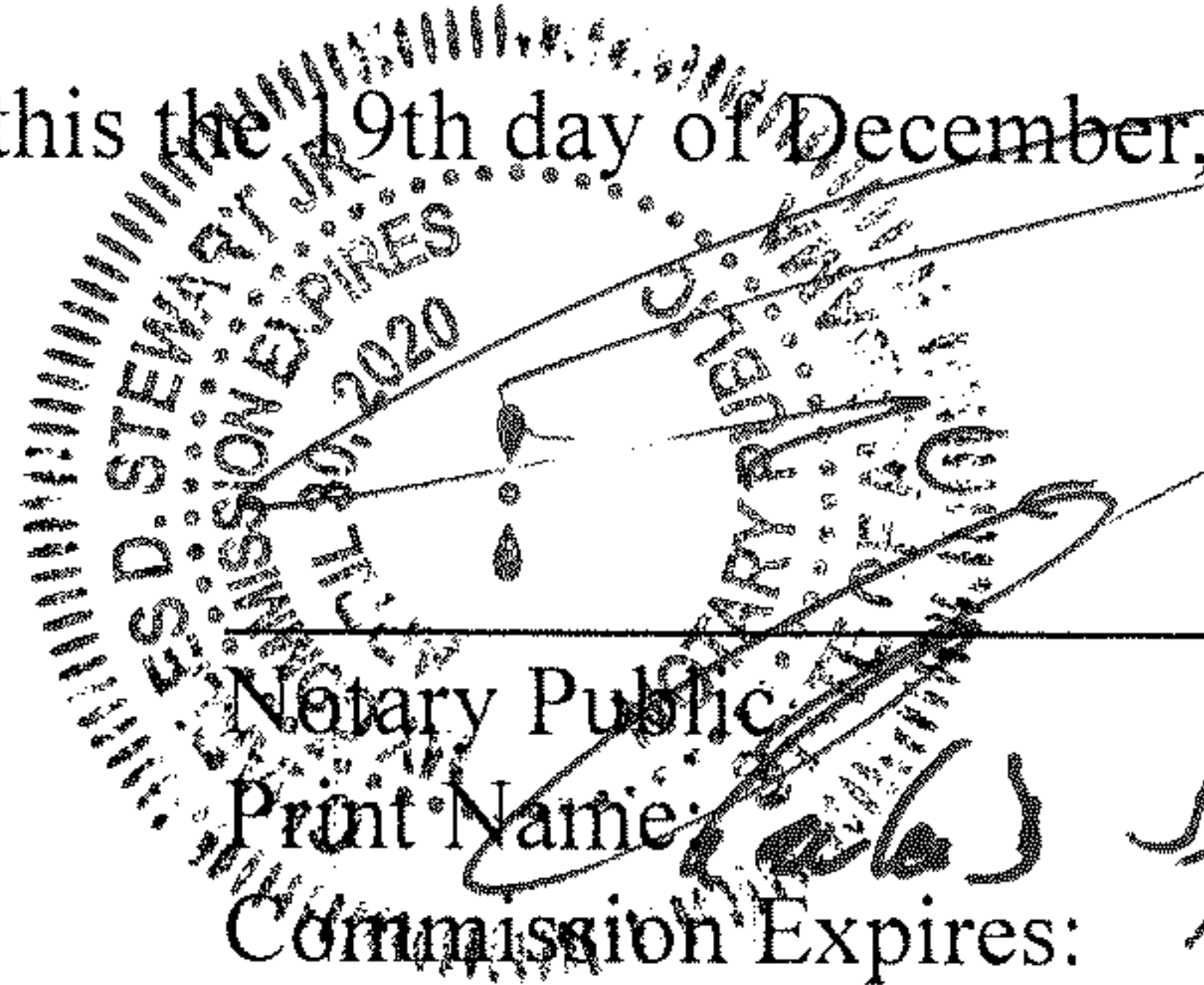

Notary Public
Print Name: *(Signature)*
Commission Expires: *8/30/20*

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1, according to the John W. Rosamond Boundary Survey, recorded in Map Book 24, Page 76, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

From a 2-inch pipe accepted as the SW corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, being the point of beginning of herein described parcel of land, run thence North along the accepted West boundary of said NE 1/4 of NW 1/4 a distance of 685.25 feet to a 1/2-inch rebar; thence turn 90 degrees 09 minutes 21 seconds right and run 458.45 feet along an accepted property line to a 1.5-inch pipe; thence turn 90 degrees 08 minutes 48 seconds left and run 395.72 feet to a 1.5-inch pipe; thence turn 89 degrees 19 minutes 23 seconds right and run 210.83 feet to a 1.25-inch solid bar; thence turn 89 degrees 12 minutes 04 seconds left and run 231.22 feet to a 1/2-inch rebar on the South boundary of Shelby County Highway #48 (60-foot right of way); thence turn 90 degrees 15 minutes 11 seconds right and run 50.00 feet along said highway boundary to a 1/2-inch rebar; thence turn 89 degrees 44 minutes 49 seconds right and run 1313.11 feet to a 1/2-inch rebar on the accepted South boundary of aforementioned NE 1/4 of NW 1/4 of land; thence turn 89 degrees 52 minutes 21 seconds right and run 716.85 feet along said accepted South boundary to the point of beginning of herein described parcel of land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2018 02:13:16 PM
\$40.00 CHERRY
20181220000445580

Allen S. Bayl