

After Recording Send Tax Notice To:

Stanley L. Howton
449 Camp Branch Road
Alabaster, AL 35007

20200103000006430
01/03/2020 02:55:11 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **STANLEY L. HOWTON**, an unmarried man (herein referred to as grantor) who certifies that the property conveyed hereby constitutes his homestead, grants, bargains, sells and conveys unto **MICHELLE HOWTON HYDE** (herein referred to as grantee) the real estate, SUBJECT TO the reservation stated below, described below situated in Shelby County, Alabama, to wit.

Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the southwest corner of said Section 9; thence north along the west line of said section 9 a distance of 320.00 feet; thence turn right 100 degrees 13 minutes 37 seconds and run in a southeasterly direction a distance of 527.66 feet to a point on the westerly boundary of Camp Branch Road; thence turn right 83 degrees 26 minutes 35 seconds and run in a southerly direction along Camp Branch Road a distance of 87.86 feet to a point on a clockwise curve having a central angle of 17 degrees 42 minutes 28 seconds and a radius of 485.00 feet; thence run southerly and westerly along Camp Branch Road an arc distance of 149.89 feet to a fence line; thence turn right 69 degrees 28 minutes 06 seconds from tangent and run in a westerly direction along a fence a distance of 481.33 feet to the point of beginning; being situated in Shelby County, Alabama.

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee and their assigns forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **STANLEY L. HOWTON** has hereunto set my hand and seal, this 15 day of May, 2018.

Stanley L. Howton
STANLEY L. HOWTON

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, JOHN R. HOLLIMAN, a Notary Public in and for said County, in said State, hereby certify that **STANLEY L. HOWTON** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 15 day of May,
2018.

John R. Holliman
NOTARY PUBLIC

My Commission Expires: 08-29-2018

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124



Real Estate Sales Validation Form

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

Grantor's Name Stanley L. Howton
 Mailing Address 449 Camp Branch Road
 Alabaster, AL 35007

Grantee's Name Michelle Howton Hyde
 Mailing Address 449 Camp Branch Road
 Alabaster, AL 35007

Property Address 449 Camp Branch Road
 Alabaster, AL 35007

Date of Sale 5/15/18
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 73,190

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

Print

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 01/03/2020 02:55:11 PM
 \$101.50 CATHY
 20200103000006430

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Alvin S. Bayl