

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Johnnie M. Howard, Jr.
340 Oak Valley Trail
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Maurice Wilson Reddell, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Johnnie M. Howard, Jr. and Pamela A. Howard** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 4th day of March, 2020.

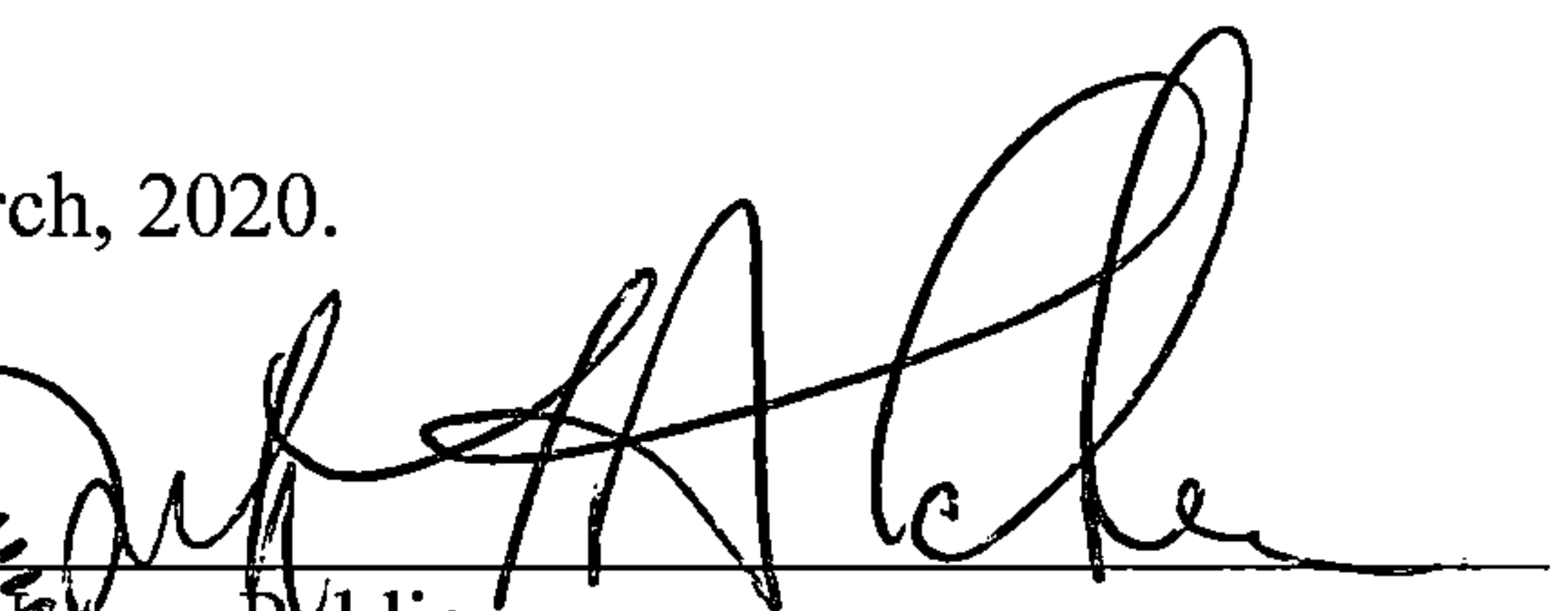

Maurice Wilson Reddell

STATE OF ALABAMA)
COUNTY OF SHELBY)

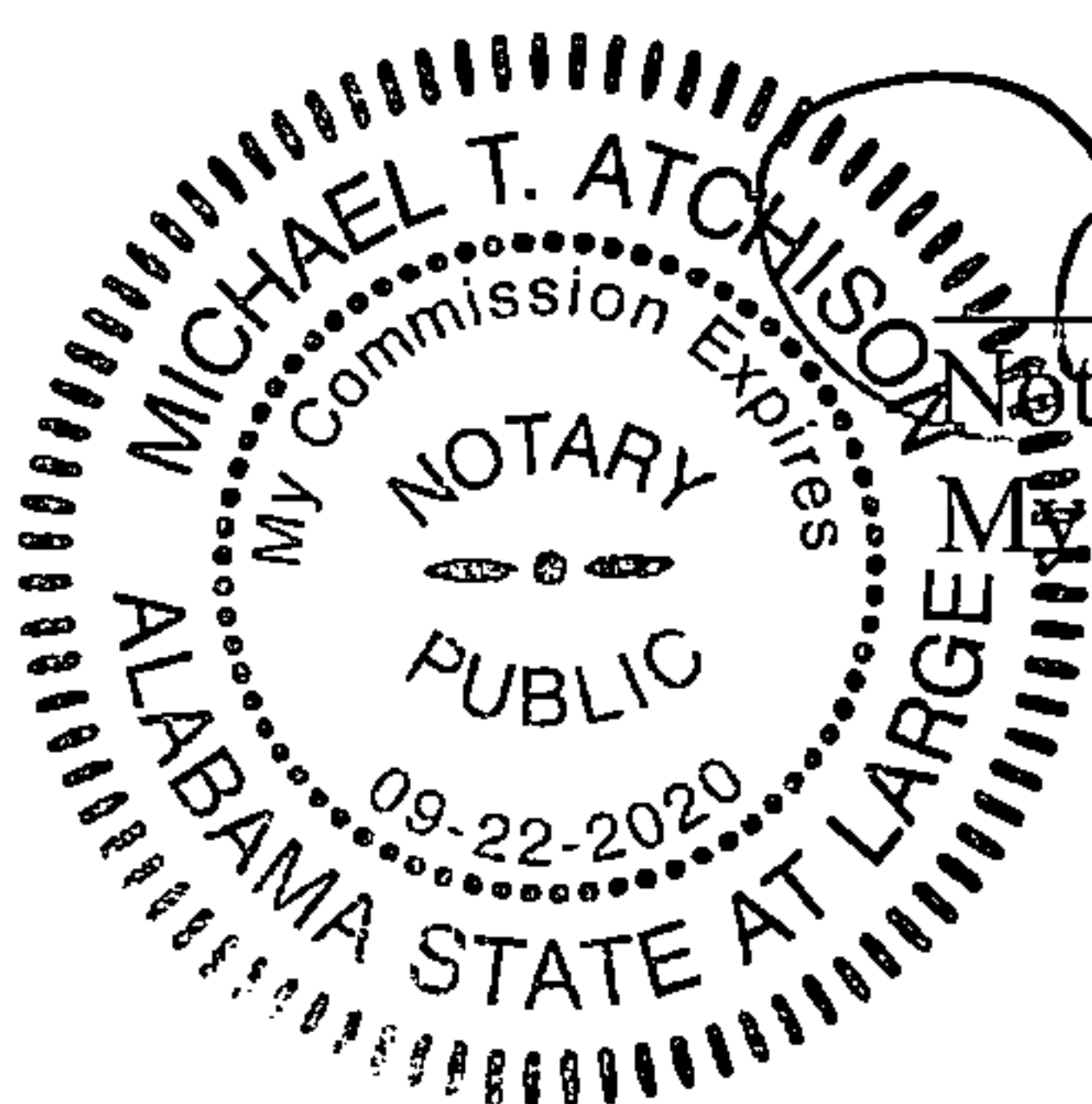
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Maurice Wilson Reddell**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2020.

Shelby County, AL 03/09/2020
State of Alabama
Deed Tax: \$100.00



Notary Public
My Commission Expires: _____




20200309000090940 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/09/2020 09:21:00 AM FILED/CERT

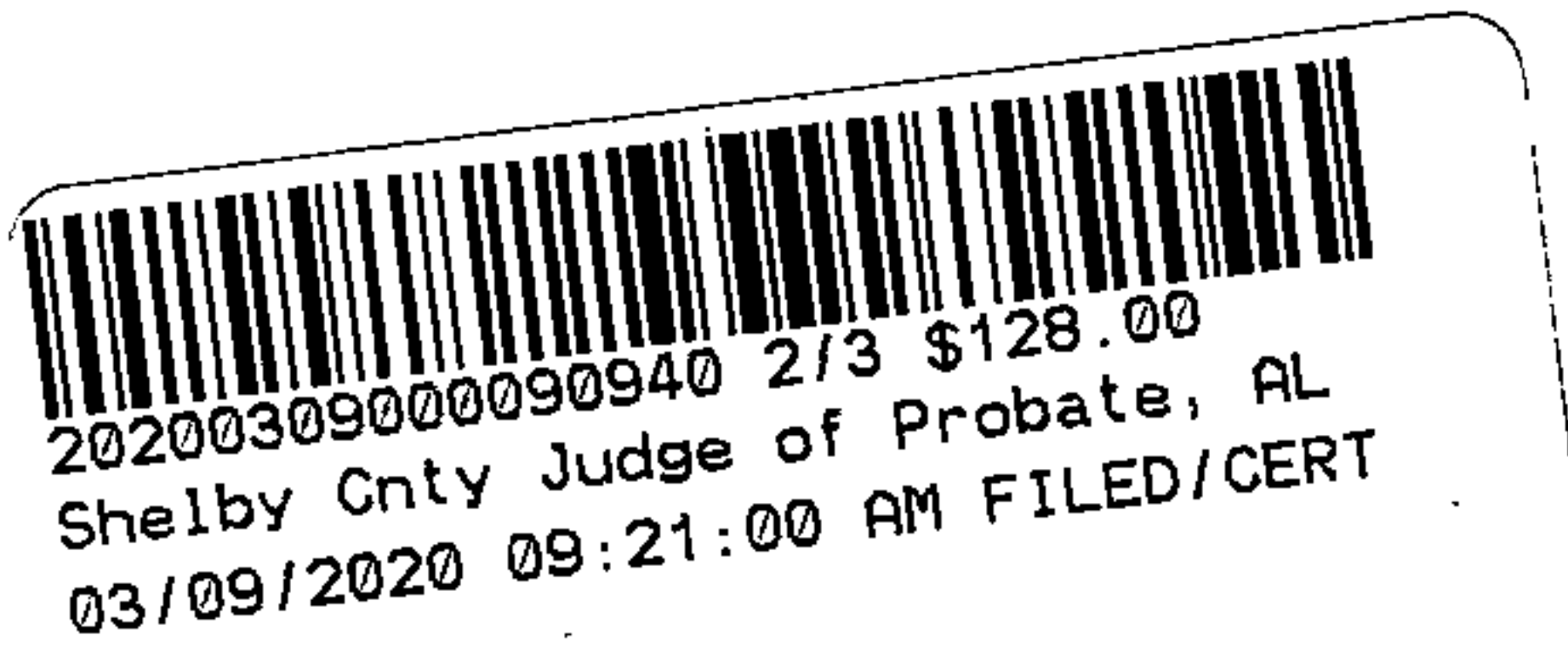
EXHIBIT A – LEAGAL DESCRIPTION

PARCEL 2

Commence at the NW Corner of the SE 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°20'21"W for a distance of 660.19'; thence S89°27'01"E for a distance of 929.90' to the POINT OF BEGINNING; thence continue S89°27'01"E for a distance of 1444.42' to the approximate center of Beeswax Creek, all further calls will be along said center until otherwise noted; thence S14°11'30"E for a distance of 37.66'; thence S01°14'46"E for a distance of 50.96'; thence S09°28'01"E for a distance of 69.95'; thence S37°11'57"E for a distance of 52.33'; thence S50°43'28"E for a distance of 81.74'; thence S72°07'47"E for a distance of 93.69'; thence S49°15'03"E for a distance of 55.05'; thence S32°29'03"E for a distance of 74.98'; thence S07°35'54"E for a distance of 65.26'; thence S17°24'39"E for a distance of 100.93'; thence S28°37'21"E for a distance of 72.05'; thence S24°32'55"E for a distance of 53.90'; thence S24°32'55"E for a distance of 37.20'; thence N89°08'31"W and leaving said creek for a distance of 1509.23'; thence S89°31'27"W for a distance of 341.34'; thence N00°34'56"E for a distance of 679.04' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 20' Access Easement and a 30' Ingress/Egress Easement, as recorded in Inst. #20060213000071850, in the Office of the Judge of Probate of Shelby County, Alabama.

An easement for Ingress/Egress utilities described as the South 20 feet of the South ½ of the NE ¼ of Section 17, Township 21 South, Range 1 East, lying East of the center line of Beeswax Creek and West of Highway 5.



Real Estate Sales Validation Form

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

Grantor's Name Maurice Reddell
Mailing Address 4134 Harbor Rd.
Orange Beach, AL
36561

Grantee's Name Thannie M. Howard
Mailing Address 340 Oak Valley Trail
Columbiana, AL 35051

Property Address _____
Average Sec 17-21-1E

Date of Sale 3-4-2020
Total Purchase Price \$ 100,000
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)

☐ 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 3-4-2020

Print Maurice Reddell

Sign Maurice Reddell

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200309000090940 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/09/2020 09:21:00 AM FILED/CERT

ied by)

Form RT-1