

THIS INSTRUMENT WAS PREPARED BY:
GREGORY A. KENNEMER, Attorney
2908 Crescent Ave
Birmingham, AL 35209

20200611000238760 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
06/11/2020 02:33:37 PM FILED/CERT

SEND TAX NOTICE TO:
Duarte Properties, LLC
1676 Hwy 35
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

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}

WARRANTY DEED
TITLE NOT EXAMINED BY PREPARER

Note: This Deed is prepared without survey, abstract, title examination or title opinion.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FORTY-FIVE THOUSAND DOLLARS AND NO/100 (\$45,000.00)** to the undersigned grantors, **Michael Lloyd Howell**, a single widower, (hereinafter referred to as **GRANTOR**), in hand paid by **Duarte Properties, LLC** (hereinafter referred to as **GRANTEES**), the receipt of which is hereby acknowledged, the said **GRANTOR**, does by these presents, grant, bargain, sell and convey unto the said **GRANTEES**, the following described real property, situated in Shelby County, Alabama, to wit:

From the Southwest corner of the NE-1/4 of the SW-1/4 of Section 18, Township 20 South, Range 2 West, run Northerly along the West boundary line of the NE-1/4 of the SW-1/4 of Section 18, Township 20, Range 2 West, for 208.71 Feet to the point of Beginning of the land herein described and conveyed; thence continue Northerly along the West boundary line of the NE-1/4 of the SW-1/4 of Section 18, Township 20, South, Range 2 West, for 208.71 feet; thence turn and angle of 90° to the right and run Easterly 422.41 feet, more or less, to the center of Hogpen Creek; thence turn Southerly down the center of said creek with the meanderings thereof to a point that is perpendicular to the Point of Beginning; thence run Westerly 357.75 feet, more or less to the Point of Beginning.

Also, and easement 20 feet in width for the purpose of a roadway along the West boundary line of the NE-1/4 of the SW-1/4 of Section 18, Township 20 South, Range 2 West, beginning at the Southwest corner of said NE-1/4 of the SW-1/4 and running Northerly to the south boundary line of the above described land.

Property Address: 726 Highway 72, Pelham, AL 35124
Parcel ID # 14-4-18-3-001-026.00

Michael Lloyd Howell, single widower, is the surviving Grantee in that Deed recorded in Book 338, Page 858 in the Probate Records of Shelby County, Alabama, Linda Anderson Howell a/k/a Linda Faye Howell died on or around March 26, 2020.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

The subject property is not the homestead of the grantee.
The subject property is not the homestead of the grantors.

The purchase price can be verified by the following documentary evidence: Sales Contract, Closing Statement.

Grantor's mailing address: 2275 Nick Davis Road, Athens, Alabama 35613
Grantee's mailing address: 1676 Hwy 35 Pelham, AL 35124
Date of Purchase:, June 11, 2020

Shelby County, AL 06/11/2020
State of Alabama
Deed Tax: \$45.00

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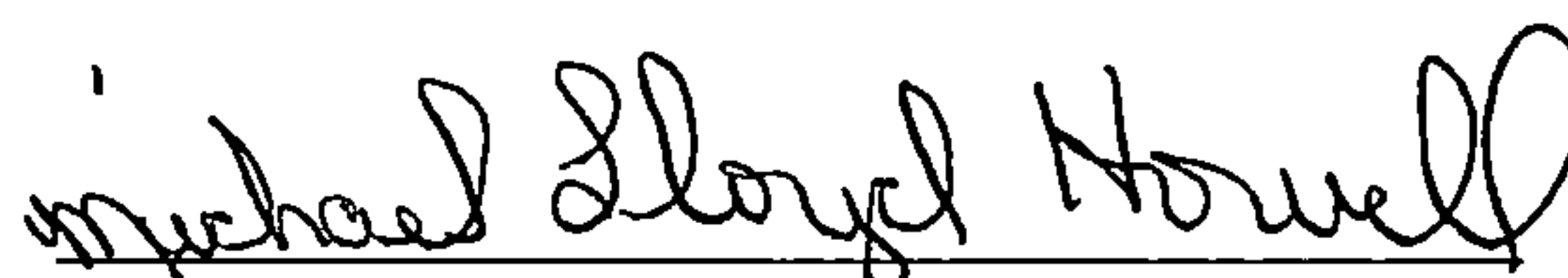
Purchase price: \$45,000

Other than warranty of title as to the real property identified herein, Grantor makes no warranty, either express or implied, as to the personal property located thereon, any dwellings located thereon, services to the facility, utilities or otherwise and Grantee's acceptance of this deed constitutes acceptance thereof, AS IS, and waives any and all claims related thereto.

TO HAVE AND TO HOLD unto the said **GRANTEES**, their heirs and assigns, forever.

And said **GRANTORS** do for themselves, their successors and assigns, covenant with said **GRANTEE**, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

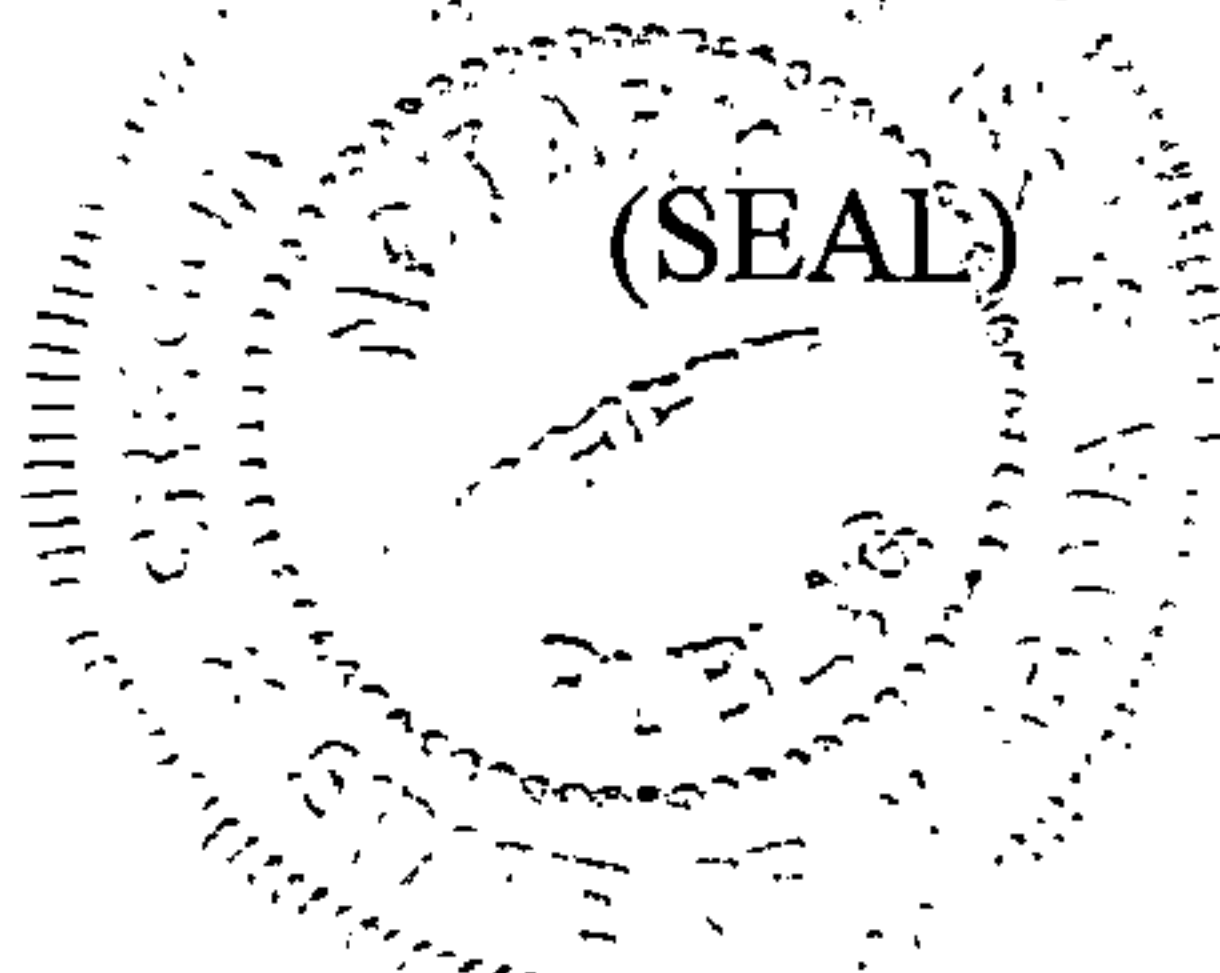
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 11th day of June, 2020.

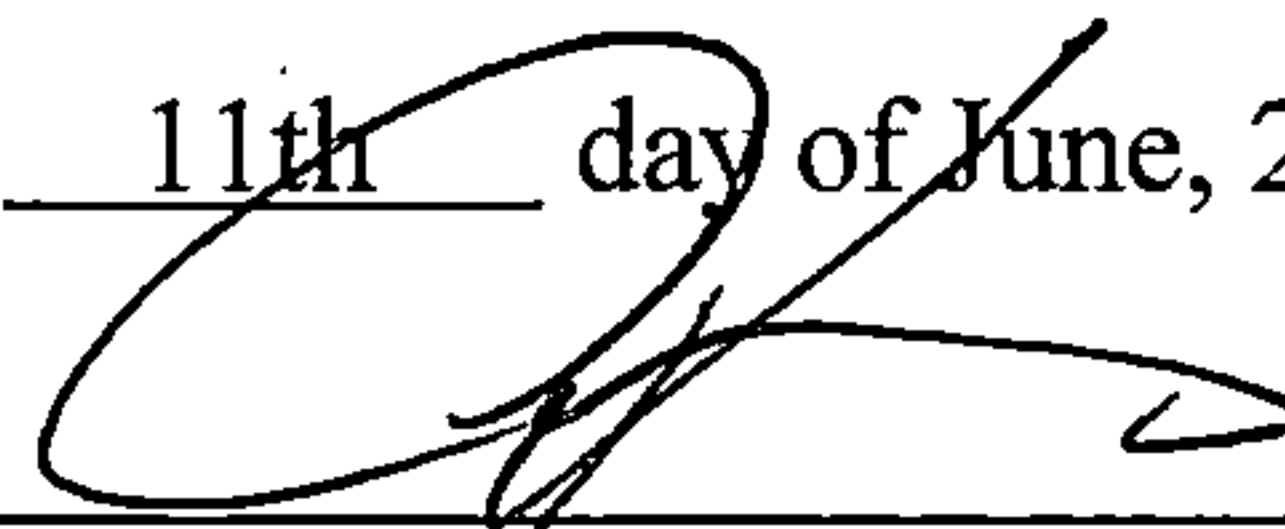

Michael Lloyd Howell

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED, Notary Public in and for said County, in said State, and hereby acknowledge that the Grantors whose name is **Michael Lloyd Howell**, signed to the foregoing conveyance, and who is known to me acknowledged before me that, being informed of the conveyance, has/have executed the same voluntarily and as an act of free will on the day the same bears date.

Given under my hand and seal of office this the 11th day of June, 2020.




Notary Public

My commission expires: 2-24-23


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