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06/17/2020 01:33:34 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Trent and Teri Howard
1509 Highland Gate Point
Hoover, AL 35244

GENERAL WARRANTY DEED
With Right of Survivorship

② M201042
STATE OF ALABAMA
COUNTY OF SHELBY

}
}
} KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Forty Thousand Dollars and NO/100 (\$240,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Christina Ross Schreckenghaust and her husband, Michael Thomas Schreckenghaust, by and through Christina Ross Schreckenghaust, his Agent**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Trent Howard and Teri Howard** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Parcel I

A parcel of land located in the East ½ of the SW ¼ of Section 10, Township 19 South, Range 2 East being more particularly described as follows:

From the True Southwest corner of the SE ¼ of SW ¼ of Section 10, Township 19 South, Range 2 East, run thence North along the True West boundary of said SE ¼ of SW ¼ a distance of 250.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 872.27 feet to a point in the center of Blue Spring Branch; thence turn 78 deg. 39 min. 21 sec. right and run 299.93 feet along said branch centerline and the following course; 11 deg. 31 min. 09 sec. left for 138.92 feet; 29 deg. 44 min. right for 108.78 feet; 31 deg. 38 min. left for 85.90 feet; 19 deg. 12 min. left for 236.20 feet; 25 deg. 42 min. left for 152.50 feet; 24 deg. 19 min. right for 105.53 feet; 69 deg. 25 min. right for 164.28 feet; thence turn 34 deg. 09 min, 17 sec. left and run 41.37 feet along said branch centerline to a point on the West boundary of Co. Hwy. #81; thence turn 78 deg. 48 min. 44 sec. right and run 124.37 feet along said Hwy. boundary and the following course; 07 deg. 05 min. 14 sec. right for 97.82 feet; 03 deg. 55 min. 18 sec. right for 284.15 feet; 02 deg, 00 min. 21 sec. right for 147.81 feet; 03 deg. 46 min. 02 sec. right for 138.90 feet; 03 deg. 02 min. 22 sec. right for 121.84 feet; thence turn 01 deg. 31 min. 09 sec, right and run 663.50 feet along said West boundary of said Co. Hwy #81 to a point of intersection with the North boundary of Co. Hwy. #83; thence turn 90 deg. 44 min. 42 sec. right and run 165.14 feet along said Hwy. boundary; thence turn 00 deg. 41 min. 18 sec. right and run 308.74 feet along said Hwy. boundary; thence turn 00 deg. 15 min. 04 sec. right and run 116.42 feet along said Hwy, boundary; thence turn 88 deg. 11 min. 51 sec. right and run 212.07 feet; thence turn 89 deg. 40 min. 01 sec. left and run 660.0 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

Parcel II

From the true S.W. corner of the SE ¼ - SW ¼ of Section 10, T1 9S-R2E, run thence North along he true West boundary of said SE ¼ - SW ¼ a distance of 256.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 866.27 feet to a point in the center of Blue Spring Branch; thence turn 140°57'48" left and run 43.22 feet to a point in a fence line; thence turn 38
M201042

degrees 17°38" left and run along said fence line a distance of 793.53 feet; thence turn 90°24'35" left and run 69.0 feet to the point of beginning of herein described parcel of land.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$204,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

To have and to hold to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantees, their 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 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this 16th day of June, 2020.

Michael Thomas Schreckenghaust by Christina Ross Schreckenghaust, his agent
Michael Thomas Schreckenghaust, by Christina Ross Schreckenghaust, his agent

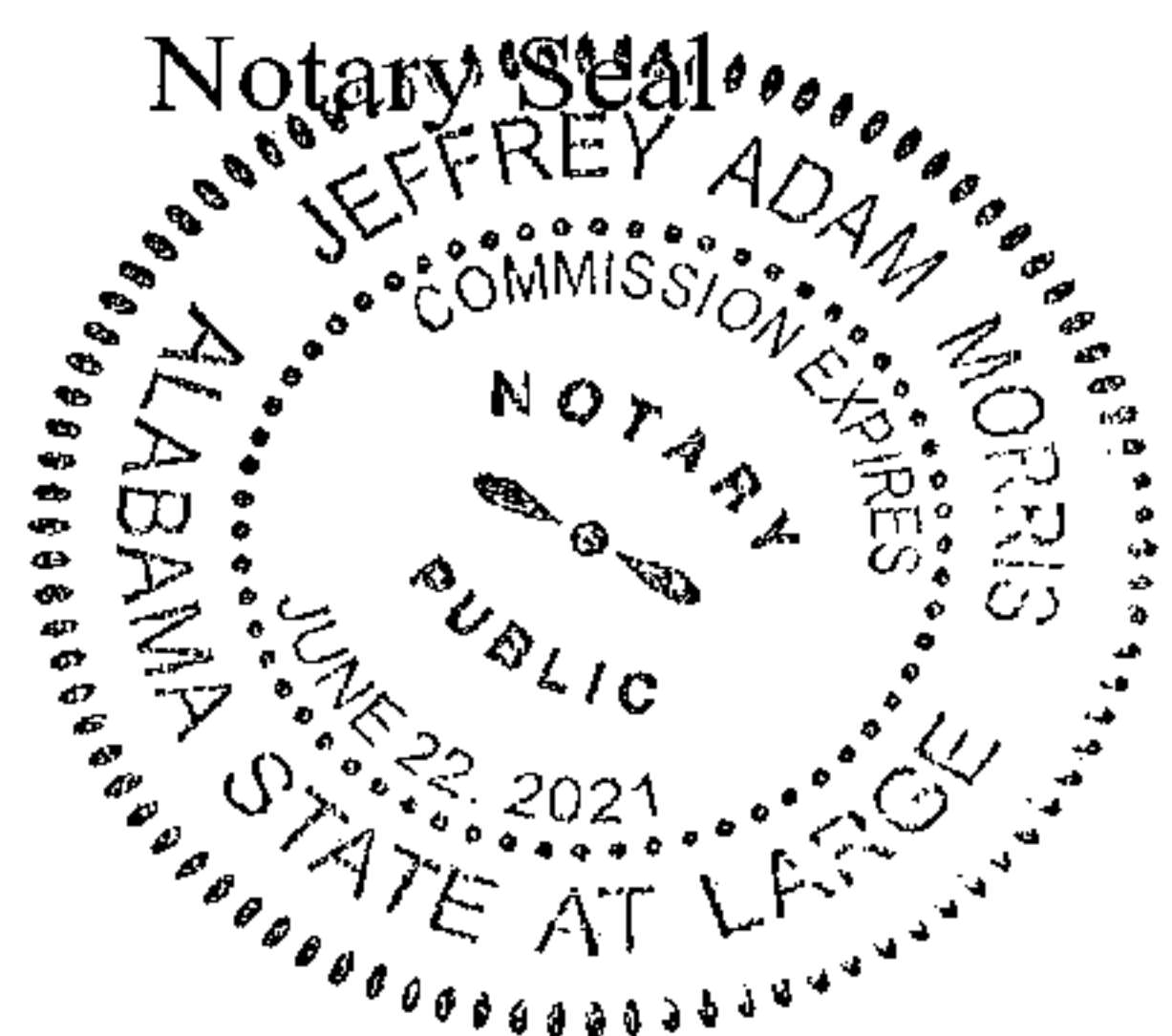
Christina Ross Schreckenghaust
Christina Ross Schreckenghaust

STATE OF AL

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Christina Ross Schreckenghaust**, whose name individually and as Agent for Michael Thomas Schreckenghaust, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily individually and as Agent on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2020



Notary Public
My commission expires: 6/22/21

M201042

Real Estate Sales Validation Form

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

Grantor's Name christina Schreckenghast
 Mailing Address 2212 Hwy 81
Vincent, AL
35178

Grantee's Name Trent & Teri Howard
 Mailing Address 1509 Highland Gate Poi
Hoover, AL
35244

Property Address 2212 Hwy 81
Vincent, AL
35178

Date of Sale 6-16-2020
 Total Purchase Price \$ 240,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2020 01:33:34 PM
 \$268.00 CHERRY
 20200617000247580

Ann S. Bayl

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 6-16-2020

Print James Gonta

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1