

Send tax notice to:
Bradley Lard and Nancy Lard
505 Hampton Drive
Homewood, AL 35209

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Five Thousand and No/100 Dollars (\$475,000.00) in hand paid to **C. D. HOWARD**, a married man ("Grantor") by **BRADLEY LARD and wife, NANCY LARD** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for 2021 and subsequent years, not yet due and payable
2. Covenants, conditions, restrictions, right of first refusal, easements, liens for assessments and architectural guidelines contained in Declaration of Easements, Protective Covenants and Restrictions for Colleton Lake recorded in Instrument #1996-4784 as amended in Instrument #2000-14017 in the Probate Office of Shelby County, Alabama
3. Right-of-way granted to Alabama Power Company recorded in Instrument #1998-4873 and Instrument #2001-9974 in said Probate Office
4. Riparian rights associated with the Lake under applicable state and/or federal law
5. Non-exclusive ingress egress easement as recorded in Instrument #1995-7790 in said Probate Office
6. Articles of Organization for Colleton Lake Residential Association recorded in Inst. No. 9602-1931 in said Probate Office
7. Any mineral and/or mining rights which are not owned by Grantor, it being the intention of Grantor to convey, without warranty, only those mineral and mining rights to which Grantor has an interest or title

Grantor, C. D. Howard, is one and the same as Clyde Douglas Howard, Principal of that certain Power of Attorney recorded in Instrument 20200713000288600 in the Probate Office of Shelby County, Alabama.

Grantor hereby certifies that the herein-described property has never been and does not constitute the homestead of Grantor (as defined by Section 6-10-2, et seq, of the Code of Alabama 1975).

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10th day of February, 2021.

C. D. Howard by Alan
as attorney in fact for

C. D. Howard a/k/a Clyde Douglas Howard
By Alan Clyde Howard, As Attorney-In-Fact for
Clyde Douglas Howard

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that C. D. Howard a/k/a Clyde Douglas Howard, by Alan Clyde Howard, as Attorney-in-Fact for Clyde Douglas Howard, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 10th day of February, 2021.

Edna O. Carroll
Notary Public

My commission expires: 5/16/2022

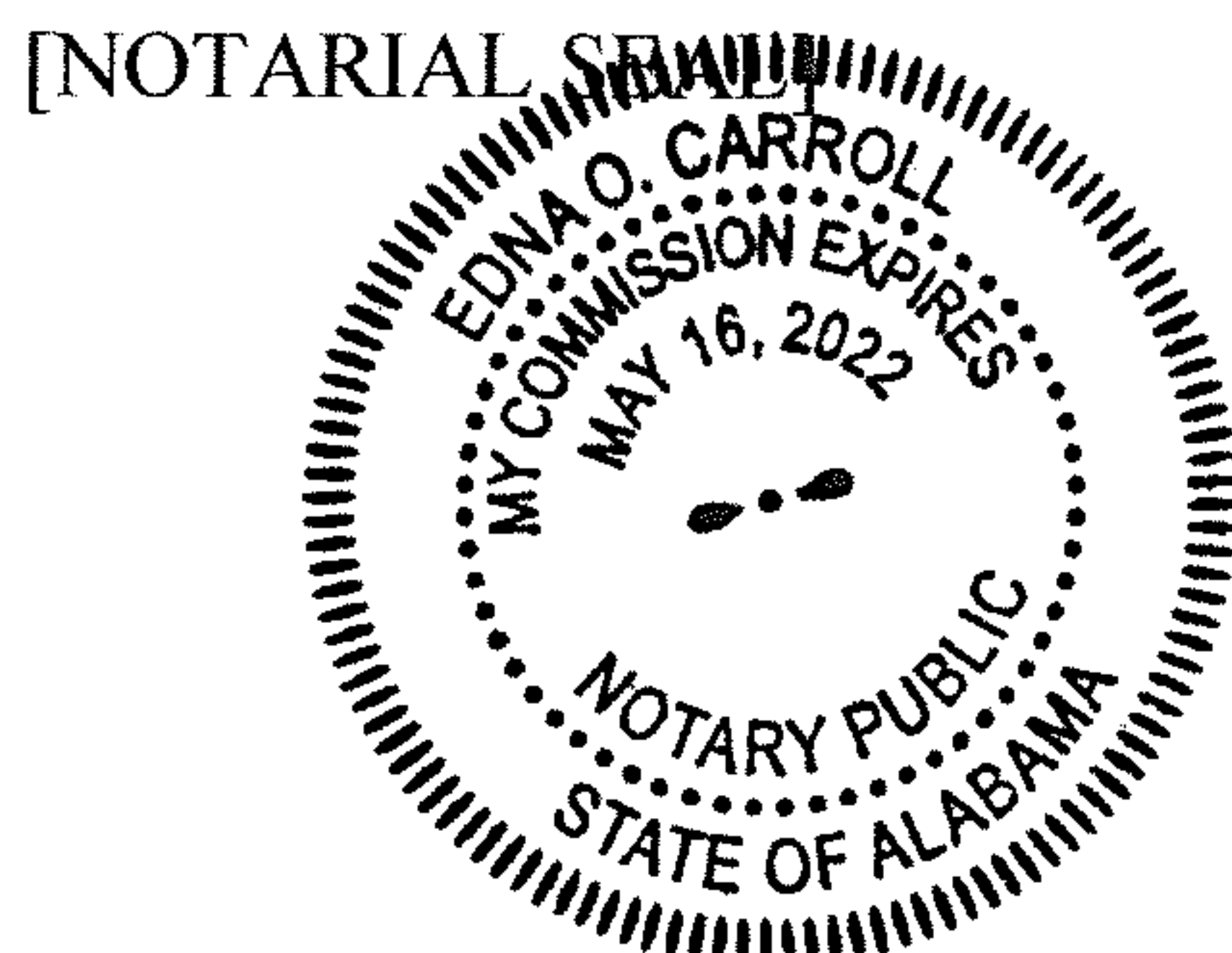


EXHIBIT A

A part of the SE 1/4 of NE 1/4 of Section 12, Township 19 South, Range 1 East and the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 3 degrees 32 minutes 53 seconds west along the West boundary of Section 7 for 2110.08 feet to the point of beginning; thence from said point of beginning proceed North 84 degrees 22 minutes 38 seconds East 951.09 feet; thence proceed South 67 degrees 45 minutes 13 seconds East 614.00 feet; thence proceed south 23 degrees 03 minutes 04 seconds West 213.61 feet; thence proceed North 86 degrees 06 minutes 09 seconds West 619.48 feet; thence proceed south 87 degrees 46 minutes 33 seconds West 2141.39 feet; thence proceed North 02 degrees 50 minutes 21 seconds East 173.38 feet, thence Proceed North 46 degrees 01 minutes 13 seconds East 121.79 feet; thence proceed North 84 degrees 28 minutes 19 seconds east 1236.18 feet, back to the point of beginning; being situated in Shelby County, Alabama.

Also a 40 foot easement for ingress and egress along an existing gravel and chert road from the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the center line of the aforementioned gravel and chert road and being more particularly described as follows: Commence at the NW corner of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 3 degrees 32 minutes 53 seconds West along the West boundary of Section 7 for 2110.08 feet; thence proceed South 58 degrees 28 minutes 49 seconds East 585.17 feet to a point in the center of an existing gravel and chert road, said point being the point of beginning of herein described 40 foot easement; thence from said point of beginning continue along the center of said easement the following courses: South 10 degrees 56 minutes 53 seconds West 157.01 feet, South 48 degrees 36 minutes 52 seconds West 606.40 feet, South 38 degrees 35 minutes 57 seconds West 171.39 feet, South 59 degrees 23 minutes 57 seconds West 215.17 feet, South 76 degrees 50 minutes 13 seconds West 179.22 feet, South 80 degrees 04 minutes 42 seconds West 296.53 feet, North 88 degrees 52 minutes 16 Seconds west 391.71 feet, North 45 degrees 36 minutes 38 seconds West 300.45 feet, South 35 degrees 35 minutes 53 seconds East 160.94 feet, North 37 degrees 23 minutes 10 seconds West 441.74 feet, North 71 degrees 18 minutes 28 seconds West 473.59 feet, South 87 degrees 11 minutes 02 seconds West 248.79 feet, South 51 degrees 52 minutes 37 seconds west 188.06 feet, South 72 degrees 01 minutes 05 seconds West 185.93 feet, South 86 degrees 21 minutes 57 seconds West 287.03 feet South 59 degrees 15 minutes 22 seconds West 73.17 feet, South 10 degrees 44 minutes 14 seconds East 202.24 feet, South 25 degrees 14 minutes 07 seconds West 143.45 feet, South 55 degrees 14 minutes 45 seconds West 148.56 feet, North 84 degrees 39 minutes 28 seconds West 428.95 feet, North 66 degrees 50 minutes 23 seconds West 314.49 feet, South 83 degrees 21 minutes 22 seconds West 318.01 feet, south 34 degrees 12 minutes 40 seconds West 169.53 feet, South 43 degrees 33 minutes 50 seconds West 186.27 feet, South 20 degrees 01 minutes 40 seconds West 136.67 feet, North 81 degrees 47 minutes 00 Seconds West 64.16 feet, North 7 degrees 14 minutes 28 seconds East 304.17 feet, North 4 degrees 36 minutes 44 degrees West 191.11 feet, North 8 degrees 11 minutes 19 seconds East 206.92 feet North 8 degrees 58 minutes 53 seconds West 195.50 feet, north 0 degrees 32 minutes 09 seconds West 414.23 feet, North 25 degrees 27 minutes 50 seconds West 111.40 feet North 37 degrees 17

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minutes 22 seconds West 521.14 feet, North 21 degrees 47 minutes 52 seconds West 653.52 feet,
North 41 degrees 44 minutes 54 seconds West 207.80 feet, North 27 degrees 31 minutes 42
seconds West 152.04 feet, North 18 degrees 42 minutes 05 seconds west 372.46 feet, North 47
degrees 36 minutes 27 seconds West 248.06 feet, North 61 degrees 24 minutes 37 seconds West
321.39 feet, North 71 degrees 49 minutes 39 seconds West 475.69 feet, North 81 degrees 50
minutes 54 seconds West 246.01 feet South 51 degrees 40 minutes 09 seconds West 231.93 feet ,
South 34 degrees 11 minutes 48 seconds West 579.85 feet, South 18 degrees 45 minutes 40
seconds West 334.11 feet, south 32 degrees 33 minutes 21 seconds West 306.38 feet, South 55
degrees 00 minutes 03 seconds West 220.50 feet, North 69 degrees 02 minutes 50 seconds West
182.67 feet to the point of termination of herein described 40 foot easement; being situated in
Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name C. D. Howard
Mailing Address 1261 Gayslane Lane Pr
Birmingham, AL 35242

Grantee's Name Bradley Lard and Nancy Lard
Mailing Address 505 Hampton Road
Homewood, AL 35209

Property Address Colleton Lake Road
Shelby County, Alabama

Date of Sale February 10, 2021
Total Purchase Price \$ 475,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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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 February 10, 2021

Print

C. D. Howard a/k/a Clyde Douglas Howard
By Alan Clyde Howard, As Attorney-In-Fact for
Clyde Douglas Howard

Unattested

Sign

cd Howard
as attorney in fact

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2021 03:17:19 PM
\$509.00 CHERRY
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Alan S. Byrd

Form RT-1