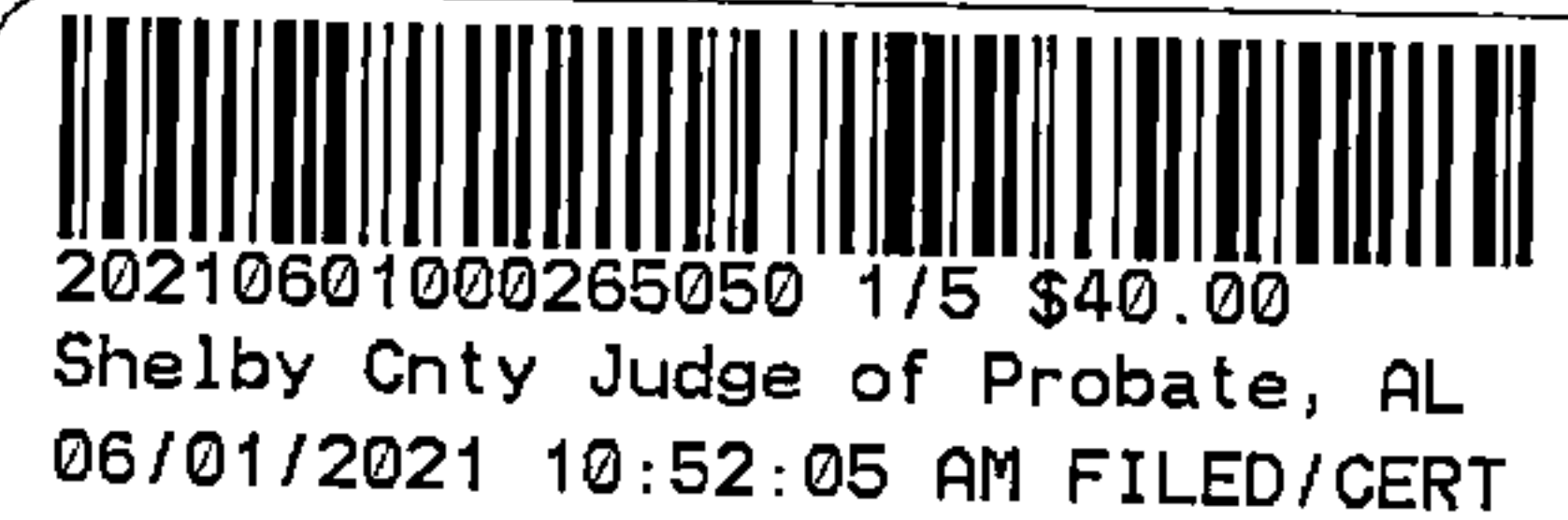




THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
David Alan Howard and Pamela V. Howard
4506 ENDGLEWOOD ROAD
HELENA, ALABAMA 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, David Alan Howard and wife, Pamela V. Howard, Roger Wade Howard, an unmarried man, Brian Phillip Howard, and unmarried man, and Michael Shawn Howard, a married man, as the Heirs at Law and Devisees of the Estate of Kaye Elizabeth Howard, deceased, Probate Case No. PR-2019-000862, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto David Alan Howard and Pamela V. Howard, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 9, in Block 3, according to the Survey of Plantation South, Second Sector, Phase No. 1, as recorded in Map Book 9, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2021, which are a lien but not due and payable until October 1, 2021.
2. Restrictive Covenants, if any.
3. A 40 foot building setback line from Englewood Road as recorded in Map Book 9 Page 115 in the Probate Office.
4. A 5 foot easement along the Northwesterly side of the lot, as recorded in Map Book 9 Page 115 in the Probate Office.
5. A 25 foot easement along the rear of the lot, as recorded in Map Book 9 Page 115 in the Probate Office.

Kaye L. Howard also known as Kaye Elizabeth Howard is the sole surviving grantee of that certain deed recorded in Instrument No. 1992-30181; the other grantee, Alan R. Howard, having died on or about July 17, 1998.

The hereinabove described real property does not constitute a part of the homestead of Roger Wade Howard, Brian Phillip Howard or Michael Shawn Howard and/or their spouses, if any.



20210601000265050 2/5 \$40.00
Shelby Cnty Judge of Probate, AL
06/01/2021 10:52:05 AM FILED/CERT

D 06/01/2021 10:52:05 AM DEEDS 2/5

\$117,000.00 of the consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives 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 or reversion.

And we do for ourselves, and for 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 a 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, we have hereunto set our hands and seals this 26th day of May, 2021.

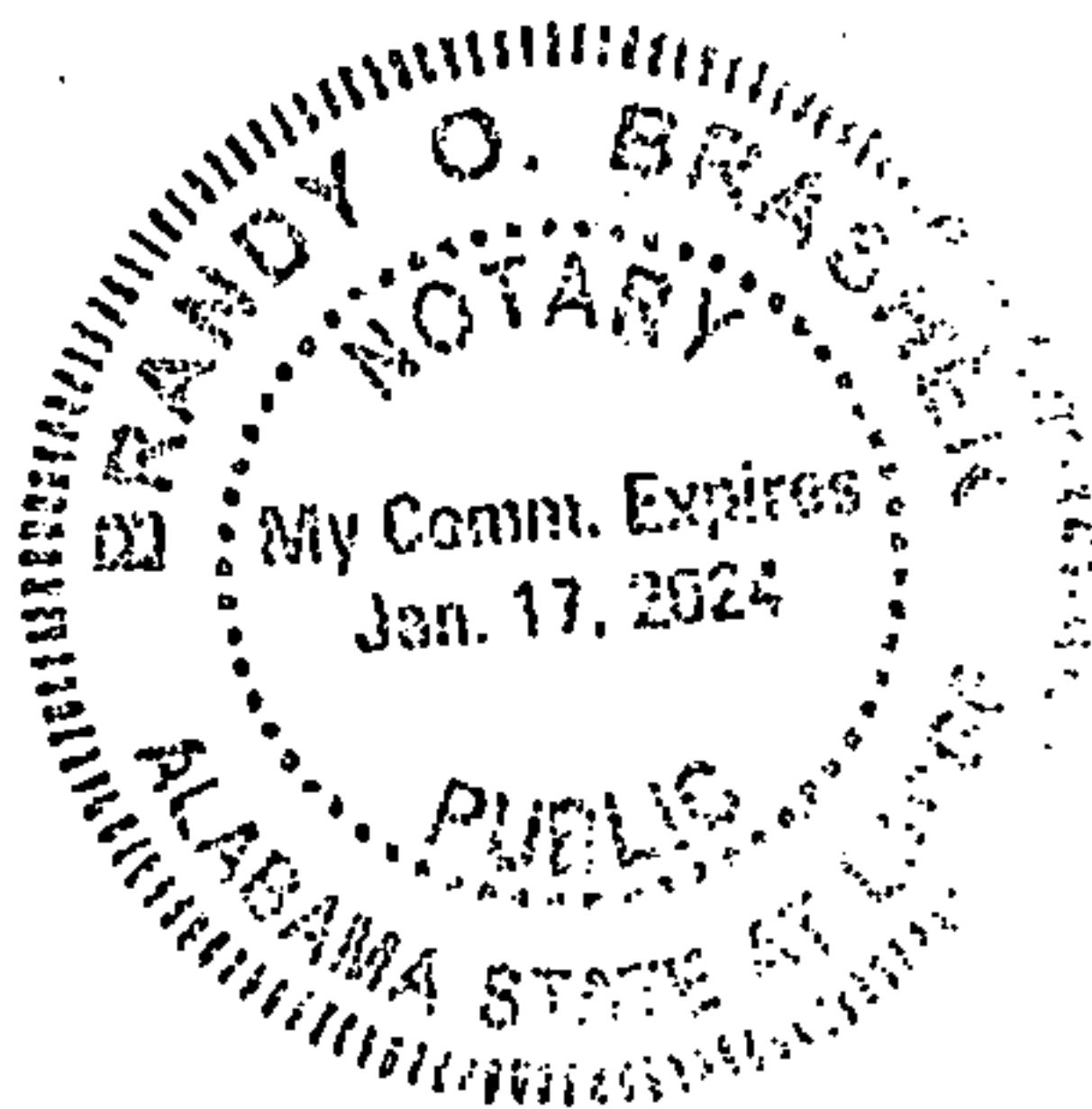
David Alan Howard
David Alan Howard, as Heir at Law and
Devisee of the Estate of Kaye Elizabeth Howard,
deceased, Probate Case No. PR-2019-000862

Pamela V. Howard
Pamela V. Howard

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that David Alan Howard and wife, Pamela V. Howard, as Heir at Law and Devisee of the Estate of Kaye Elizabeth Howard, deceased, Probate Case No. PR-2019-000862, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2021.



Brandey O. Brasher
NOTARY PUBLIC
My Commission Expires: 1-17-2024



20210601000265050 3/5 \$40.00
Shelby Cnty Judge of Probate, AL
06/01/2021 10:52:05 AM FILED/CERT

06/01/2021 10:52:05 AM DEEDS 3/5

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th
day of May, 2021.



Brian Phillip Howard

Brian Phillip Howard, as Heir at Law and Devisee
of the Estate of Kaye Elizabeth Howard,
deceased, Probate Case No. PR-2019-000862

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Brian Phillip Howard, as Heir at Law and Devisee of the Estate of Kaye Elizabeth Howard, deceased, Probate Case No. PR-2019-000862, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May,
2021.

Brandy O. Brasher
NOTARY PUBLIC
My Commission Expires: 1-17-2024



20210601000265050 4/5 \$40.00
Shelby Cnty Judge of Probate, AL
06/01/2021 10:52:05 AM FILED/CERT

06/01/2021 10:52:05 AM DEEDS 4/5

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th
day of May, 2021.

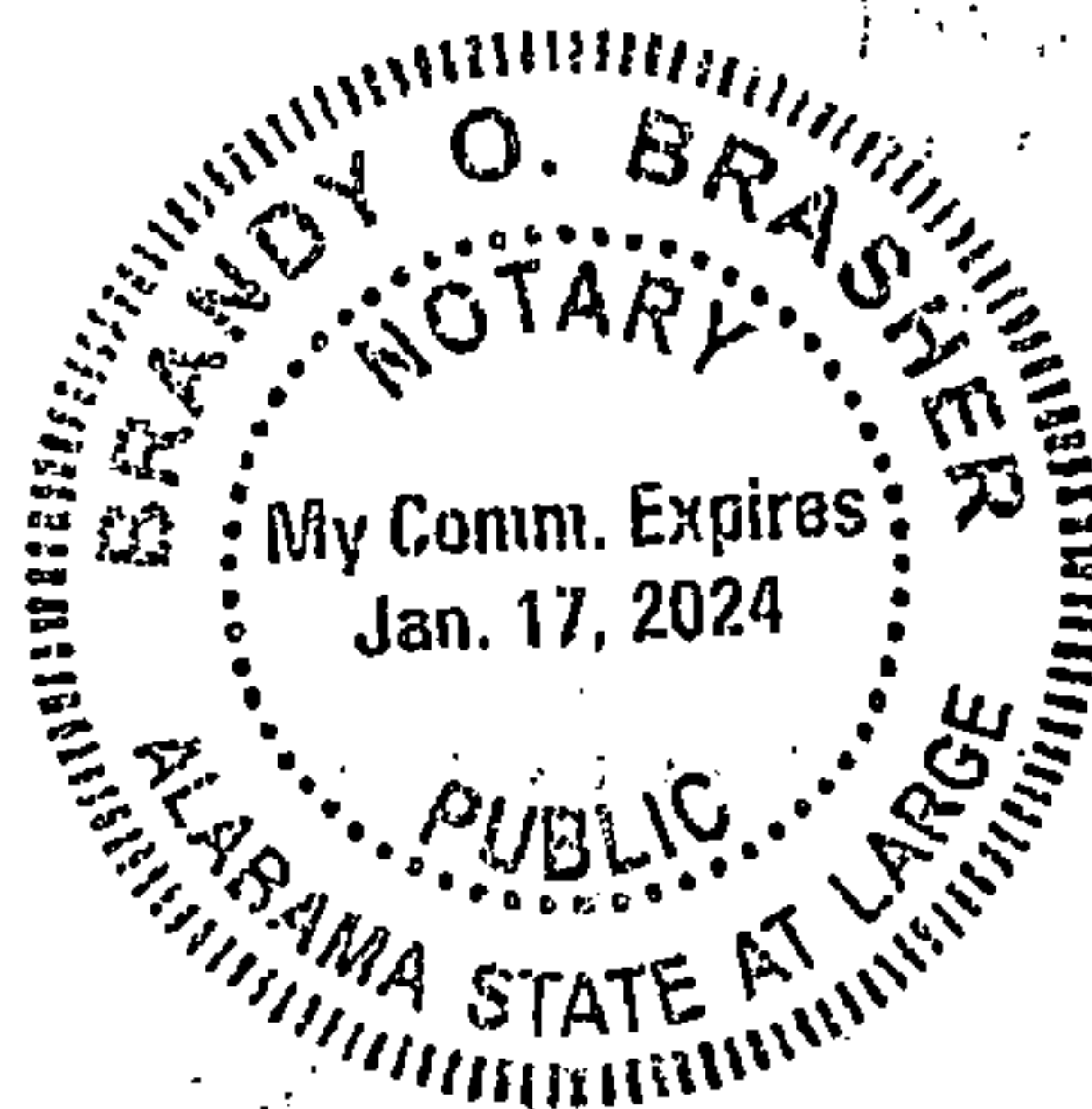
Roger Wade Howard

Roger Wade Howard, as Heir at Law and Devisee
of the Estate of Kaye Elizabeth Howard,
deceased, Probate Case No. PR-2019-000862

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify
that Roger Wade Howard, as Heir at Law and Devisee of the Estate of Kaye Elizabeth
Howard, deceased, Probate Case No. PR-2019-000862, 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 he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 20th day of May,
2021.



Brandy O. Brasher
NOTARY PUBLIC

My Commission Expires: 1-17-2024

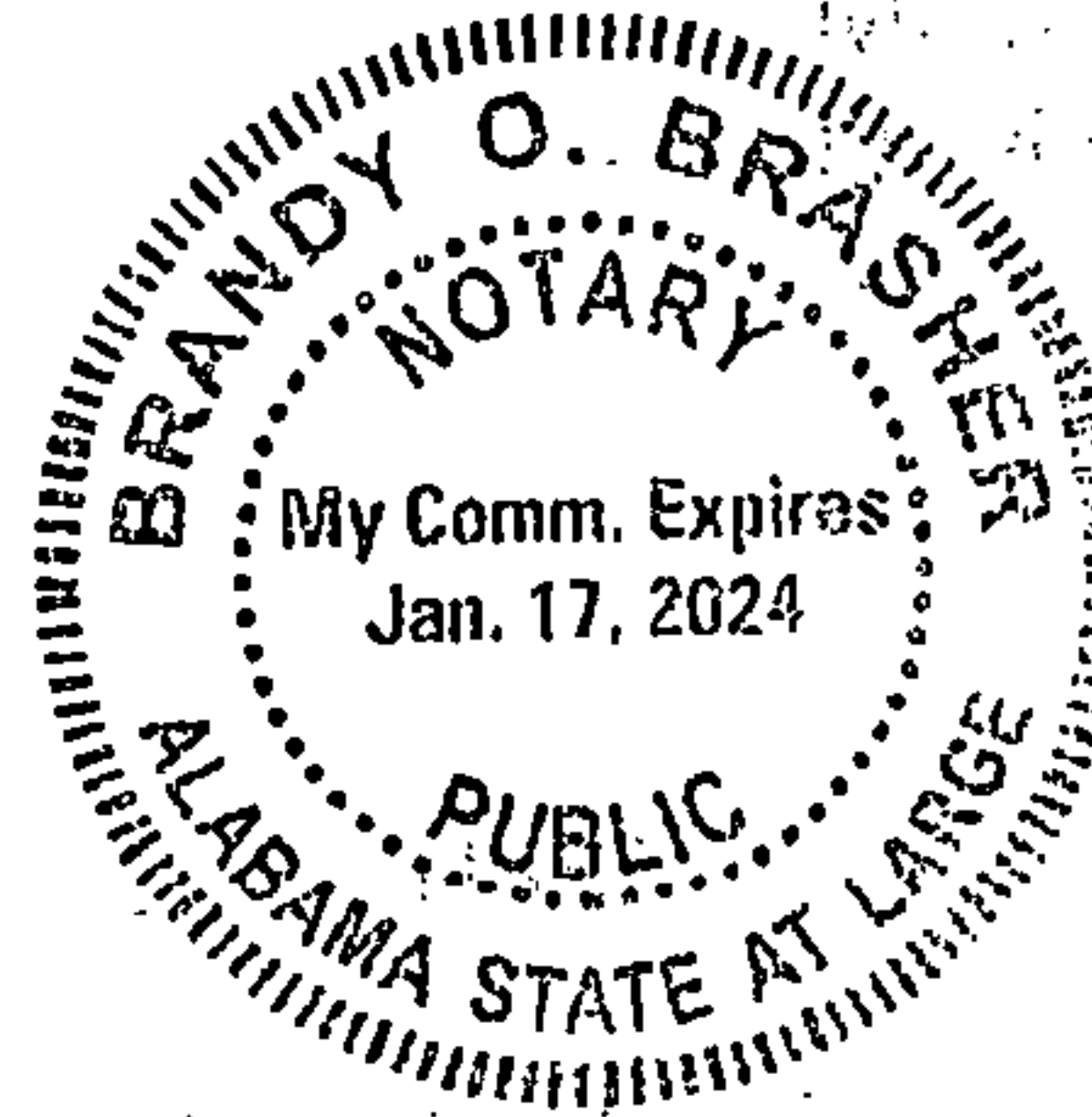
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th
day of May, 2021.

Michael Shawn Howard
Michael Shawn Howard, as Heir at Law and
Devisee of the Estate of Kaye Elizabeth Howard,
deceased, Probate Case No. PR-2019-000862

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Michael Shawn Howard, as Heir at Law and Devisee of the Estate of Kaye Elizabeth Howard, deceased, Probate Case No. PR-2019-000862, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2021.



Brandy O. Brasher
NOTARY PUBLIC
My Commission Expires: 1-17-2024

Grantor's Name:
David Alan Howard and wife, Pamela V. Howard, et al
Mailing Address:
4506 Englewood Road
Helena, AL 35080

Property Address:
4506 Endglewood Road
Helena, AL 35080

Grantee's name:
David Alan Howard and Pamela V. Howard
Mailing Address:
4506 ENDGLEWOOD ROAD
HELENA, ALABAMA 35080

Date of Sale: May 26th, 2021
Total Purchase Price: \$

or
Actual Value
or
Assessor's Market Value \$137,600.00
3/4 VALUE \$103,200.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR



Filed and Recorded
Official Public Records



20210601000265050 5/5 \$40.00
Shelby Cnty Judge of Probate, AL
06/01/2021 10:52:05 AM FILED/CERT

County

Allen S. Beal