

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Brian Lee Roberts and  
Abigail Louise Witthauer  
137 Old Spanish Trail  
Alabaster, AL 35007

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JIMMY D. HOWELL and GLENDA J. HOWELL, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **BRIAN LEE ROBERTS and ABIGAIL LOUISE WITTHAUER** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$418,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 9th day of September, 2021.

  
JIMMY D. HOWELL

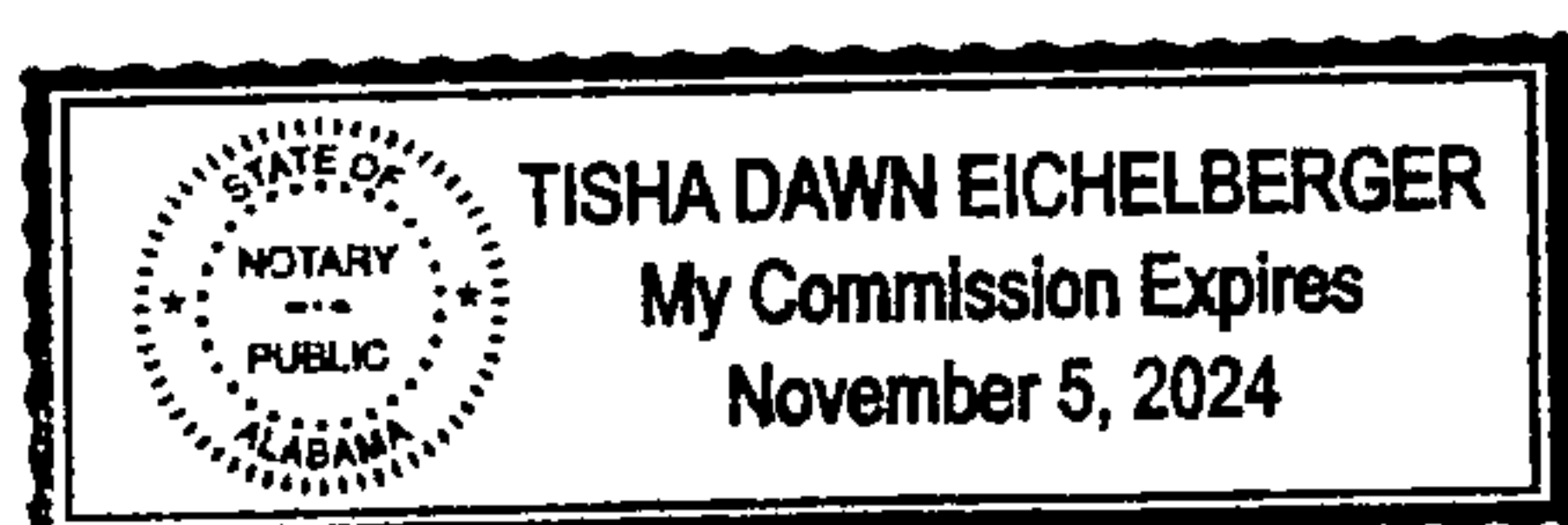
  
GLENDA J. HOWELL

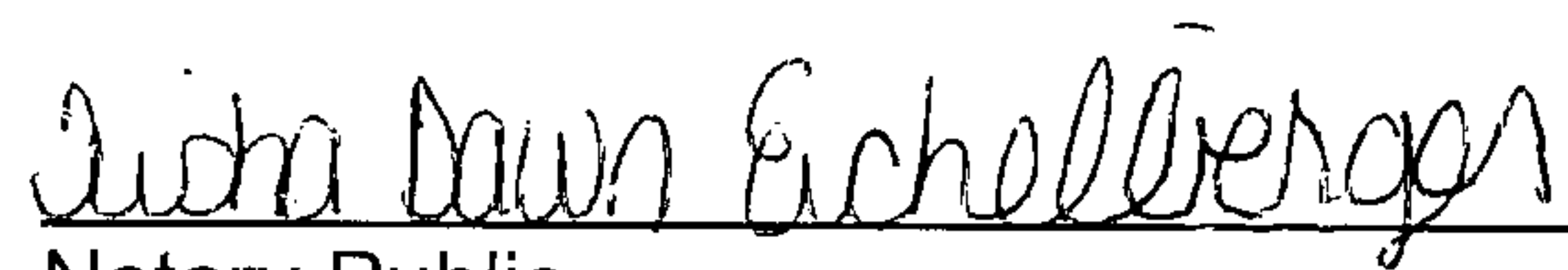
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JIMMY D. HOWELL and GLENDA J. HOWELL**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2021.



  
Notary Public  
My Commission Expires: 11/05/2024

## EXHIBIT "A"

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**Parcel I:**

A parcel of land in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West, being a part of the same land described in a deed to Roger N. Wheeler, recorded in Inst. No. 1992-11111 of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Beginning at a 3 inch capped pipe, found for the Southwest corner of the Northeast  $\frac{1}{4}$  of said Section 22; thence South 89 deg. 59 min. 31 sec. East, along the South line of the North  $\frac{1}{2}$  of said Section, a distance of 180.44 feet to a pk nail, found; thence North 01 deg. 34 min. 13 sec. West a distance of 24.98 feet to a  $\frac{3}{8}$  inch rebar, found; thence North 89 deg. 58 min. 37 sec. East, a distance of 19.58 feet, to a  $\frac{1}{2}$  inch rebar, found; thence North 01 deg. 30 min. 25 sec. West a distance of 304.99 feet to a  $\frac{1}{2}$  inch rebar, stamped "Wheeler" found; thence South 89 deg. 55 min. 43 sec. West a distance of 200.36 feet to a  $\frac{1}{2}$  inch rebar, found with a cap stamped "S. Wheeler CA 0502"; thence South 01 deg. 34 min. 19 sec. East, a distance of 329.70 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel II:**

A parcel of land in the North half of Section 22, Township 21 South, Range 3 West, being a part of the same land described in deeds to Roger N. Wheeler, recorded in Instrument Numbers 1992-11111 and 26504 of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Beginning at a 3" capped pipe, found for the Southwest corner of the Northeast Quarter of said Section 22; Thence S 89° 47' 47" W, along the South line of the North half of said Section, a distance of 204.74 feet to a  $\frac{1}{2}$ " rebar, stamped "Farmer" found at the Southeast corner of Lot 4 of Windy Oaks Subdivision as recorded in Map Book 15 at page 113; Thence N 01° 32' 07" W, along the East line of said subdivision, a distance of 600.46 feet to a  $\frac{1}{2}$ " rebar, stamped "Farmer" found; Thence N 88° 27' 20" E, along the East line of said subdivision, a distance of 154.73 feet, to a  $\frac{1}{2}$ " rebar, stamped "Farmer" found; Thence N 01° 46' 16" W, along the East line of said subdivision, a distance of 199.79 feet to a  $\frac{1}{2}$ " rebar, stamped "Farmer" found; Thence N 88° 17' 14" E, along the East line of said subdivision, a distance of 50.12 feet to a  $\frac{1}{2}$ " rebar, stamped "Farmer" found on the west line of Willow Glen, Second Sector as recorded in Map Book 8, Page 102; Thence S 01° 37' 34" E, along the West line of said subdivision, a distance of 149.48 feet to a  $\frac{3}{4}$ " crimped iron pipe, found; Thence N 89° 55' 43" E, along the South line of said subdivision, a distance of 200.72 feet to a 10" oak tree; Thence S 01° 30' 25" E, a distance of 325.99 feet to a  $\frac{1}{2}$ " rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence S 89° 55' 43" W, a distance of 200.35 feet to a  $\frac{1}{2}$ " rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence S 01° 34' 19" E, a distance of 329.70 feet to the point of beginning, the herein described parcel contains 4.559 acres of land.



**Also:**

**A non-exclusive easement for ingress and egress and installation of utilities over and along the following described property:**

**Beginning at a 3" capped pipe, found for the Southwest corner of the Northeast Quarter of said Section 22; Thence S 89 degrees 59'31" E, along the South line of the North half of said Section, a distance of 180.44 feet to a PK nail, found; Thence N 01 degrees 34'13" W, a distance of 24.98 feet to a 3/8" rebar, found; Thence N 89 degrees 59'31" W, a distance of 180.44 feet to a point; Thence S 01 degrees 34'19" E, a distance of 24.98 feet to the point of beginning.**

**According to the survey of Sid Wheeler, Registered Professional Land Surveyor No. 16165, dated November 22, 2001.**

**Parcel III:**

**Commence at the Southwest corner of the SW ¼ of the NE ¼ of Section 22, Township 21 South, Range 3 West; thence run Easterly and along the South line for 180.36 feet to the point of beginning; thence turn 91 degrees 36 minutes to the left and run Northerly for 25.0 feet; thence turn 91 degrees 36 minutes to the right and run Easterly for 20.42 feet; thence turn 91 degrees 36 minutes to the left and run northerly for 631.04 feet; thence turn 91 degrees 36 minutes to the right and run Easterly for 197.63 feet; thence turn 88 degrees 24 minutes to the right and run Southerly for 656.04 feet to a point on the South line of said SW ¼ of the NE ¼ of Section 22; thence turn 91 degrees 36 minutes to the right and run Westerly and along said South line for 218.05 feet to the point of beginning. According to survey of Huddie Dansby, RLS #9128, dated July 6, 1989. Situated in Shelby County, Alabama.**

**PARCEL ID: 23-5-22-0-001-053.001**

**PARCEL ID: 23-5-22-0-005-024.000**

**PARCEL ID: 23-5-22-0-001-053.000**

Real Estate Sales Validation Form

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

Grantor's Name JIMMY D. HOWELL  
Mailing Address GLENDA J. HOWELL  
110 Phillips Circle  
Columbiana, AL 35051

Grantee's Name BRIAN LEE ROBERTS  
Mailing Address ABIGAIL LOUISE WITTHAUER  
137 Old Spanish Trail  
Alabaster, AL 35007

Property Address 137 Old Spanish Trail  
Alabaster, AL 35007

Date of Sale September 9, 2021  
Total Purchase Price \$ 440,000.00  
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  
X Sales Contract  
X 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 9-9-21

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/21/2021 11:49:16 AM  
\$53.00 CHARITY  
20210921000459870

Alvin S. Bayl