

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE

LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
STEPHANIE HOWARD and
MICHAEL CHRISTOPHER
HOWARD,
MIKE HOWARD and DARIA
HOWARD
65 REDBIRD DR.
STERRETT, AL 35147

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Five Thousand and 00/100 (\$205,000.00) to the undersigned Grantors, TINA FAIR, a married woman, DOROTHY B. WELCH, a married woman, PAMELA J. LOWERY, a married woman, MICHAEL A. BEARDEN, a married man, and CARLTON E. BEARDEN, an unmarried man, BY TINA FAIR HIS ATTORNEY IN FACT (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto STEPHANIE HOWARD and MICHAEL CHRISTOPHER HOWARD MIKE HOWARD and DARIA HOWARD, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SW corner of the SE 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 2 East, run North along the West boundary line of the said SE 1/4 of the NW 1/4, Section 19, Township 18 South, Range 2 East for 97.0 feet to the point of beginning of the land herein described. Thence continue North along the West Boundary line of the SE 1/4 of the NW 1/4, Sec. 19, Township 18 South, Range 2 East for 418.0 feet; Thence turn an angle of 90 degrees, 52 minutes to the right and run in an Easterly direction 552.14 feet; Thence turn an angle of 73 degrees, 13 Minutes to the right and run Southeasterly 225.48 feet; Thence turn an angle of 65 degrees, 02 minutes to the right and run Southwesterly 221.77 feet; Thence turn an angle of 34 degrees 47 minutes to the right and run Southwesterly 448.79 feet, more or less, to the point of beginning. This being part of the SE 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 2 East

LESS AND EXCEPT: A part of the SE 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 2 East, being more particularly described as follows: Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 2 East; thence run North along and with the West line of said 1/4-1/4 Section 97.16 feet to a point; thence turn right 0 deg. 03 min. 29 sec. and continue North along and with said 1/4-1/4 Section line 418.35 feet to a point; thence turn a left interior angle of 89 deg. 03 min. 29 sec. and run Easterly 552.08 feet to the point of beginning; thence turn a left interior angle of 96 deg. 20 min. 32 sec. and run Southeasterly 250.04 feet to a point; thence turn a right interior angle of 54 deg. 27 min. 32 sec. and run Northeasterly 50.55 feet to a point; thence turn a right interior angle of 114 deg. 58 min. 55 sec. and run Northwesterly 224.46 feet to the point of beginning, making a closing right interior angle of 10 deg. 33 min. 33 sec.

Property address: 65 REDBIRD DR. , STERRETT, AL 35147
SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS NOR THAT OF THEIR SPOUSES.

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Power line as shown on survey of Alton Young dated May 27, 1960.
5. Rights of others in and to use of private road as shown on tax map of Shelby County which may encroach on caption land on East Side.
6. Easement to Alabama Power Company as recorded in Deed Book 205, Page 669, in the Probate Office of Shelby County, Alabama.

\$174,250.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

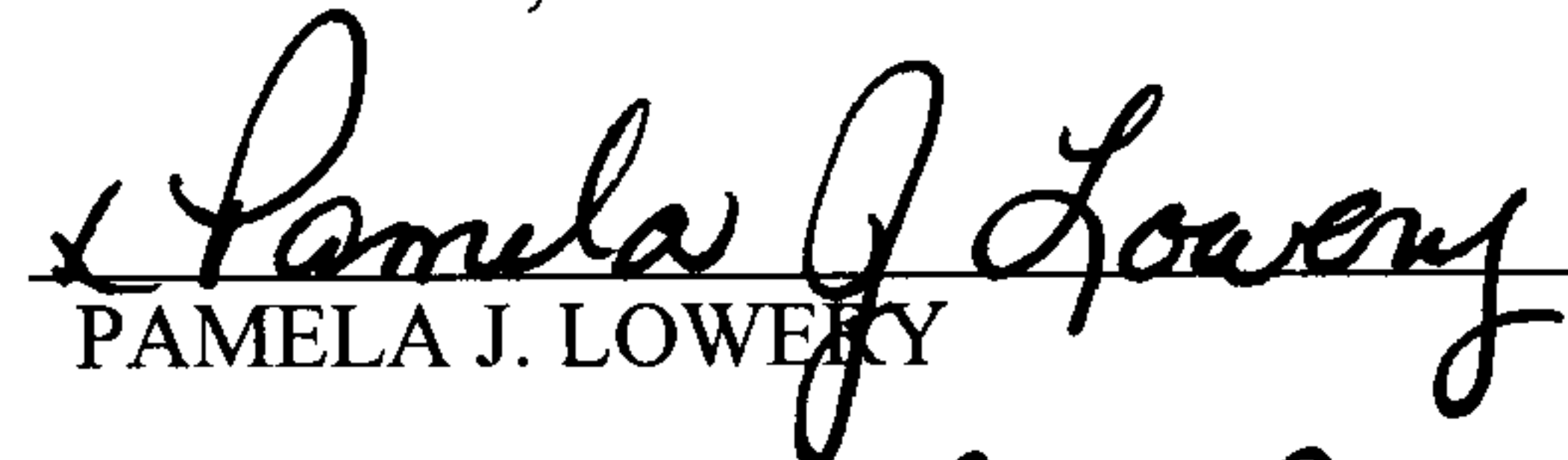
TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 27th day of January, 2022.


TINA FAIR, INDIVIDUALLY


DOROTHY B. WELCH


PAMELA J. LOWERY


MICHAEL A. BEARDEN

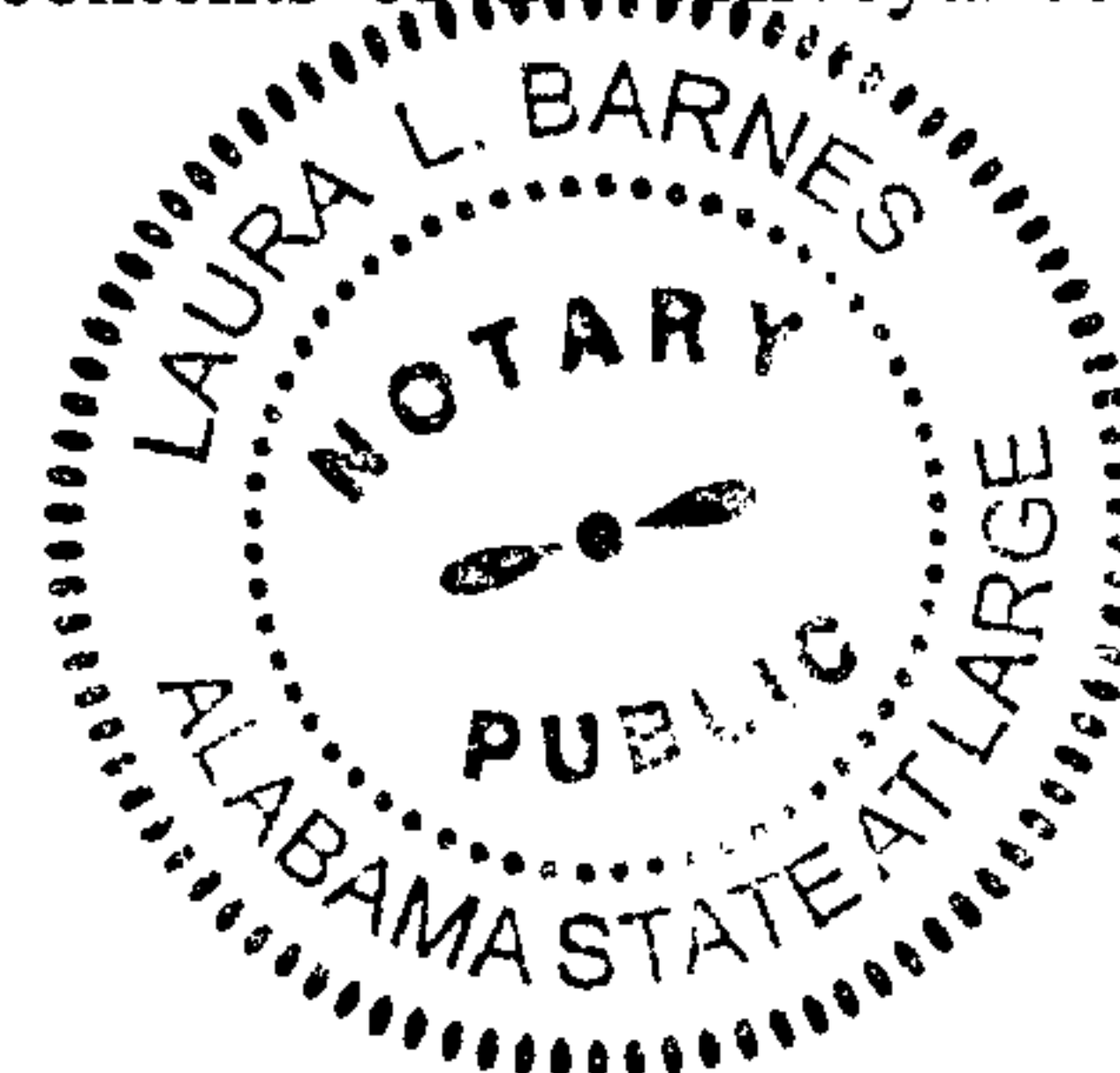


CARLTON E. BEARDEN,
BY TINA FAIR
HIS ATTORNEY IN FACT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TINA FAIR, individually and in her capacity as such Attorney in Fact and with full authority as power of attorney for CARLTON E. BEARDEN, DOROTHY B. WELCH, PAMELA J. LOWERY and MICHAEL A. BEARDEN , 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2022.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name: TINA FAIR, DOROTHY B.
WELCH, PAMELA J.
LOWERY, MICHAEL A.
BEARDEN & TINA FAIR,
POA FOR CARLTON E.
BEARDEN

Grantee's Name: STEPHANIE HOWARD,
MICHAEL CHRISTOPHER,
HOWARD, MIKE HOWARD,
DARIA HOWARD

Mailing Address: 65 REDBIRD DR.
STERRETT, AL 35147

Mailing Address: 65 REDBIRD DR.
STERRETT, AL 35147

Property Address: 65 REDBIRD DR.
STERRETT, AL 35147

Date of Sales January 27th, 2022

Total Purchase Price: (\$205,000.00)

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	Closing Statement		

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: January 27th, 2022

Print Laura L. Barnes

Sign

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

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2022 03:07:10 PM
\$63.00 CHERRY
20220131000043460

Alicia S. Bayl

Barnes & Barnes Law Firm, P.C. File No: 22-2822