

This Instrument was Prepared by:

Send Tax Notice To: Michelle Palacios  
Cullen Howard

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-22-28396

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

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Thousand Dollars and No Cents (\$500,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John Brandon Honea, a single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michelle Palacios and Cullen Howard**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 3, according to the Map of survey of Shelby Shores, Bentley Addition, as recorded in Map Book 10, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

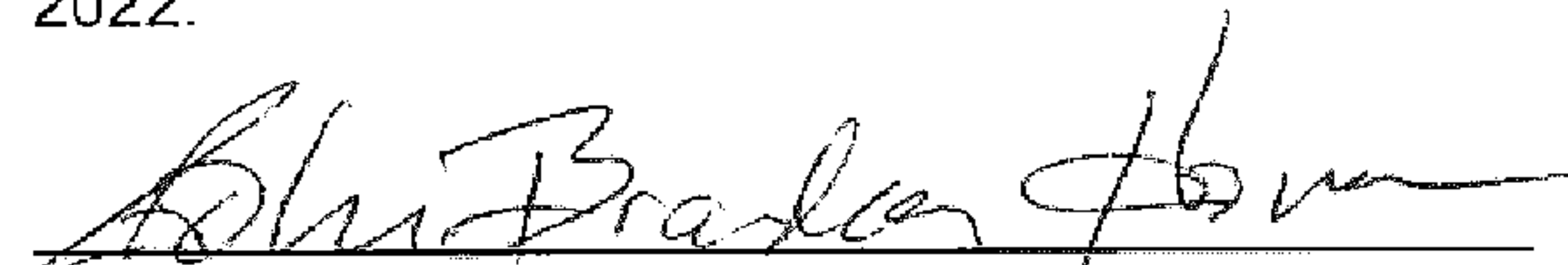
**John Brandon Honea is the surviving grantee in Inst No. 20150603000184160, Probate Office, Shelby County, Alabama. The other grantee, Danielle V. Honea, is deceased, having died 5/8/2022.**

**\$427,350.00** of the purchase price of the above described property was financed with the proceeds of a 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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of June, 2022.

  
John Brandon Honea

State of Alabama

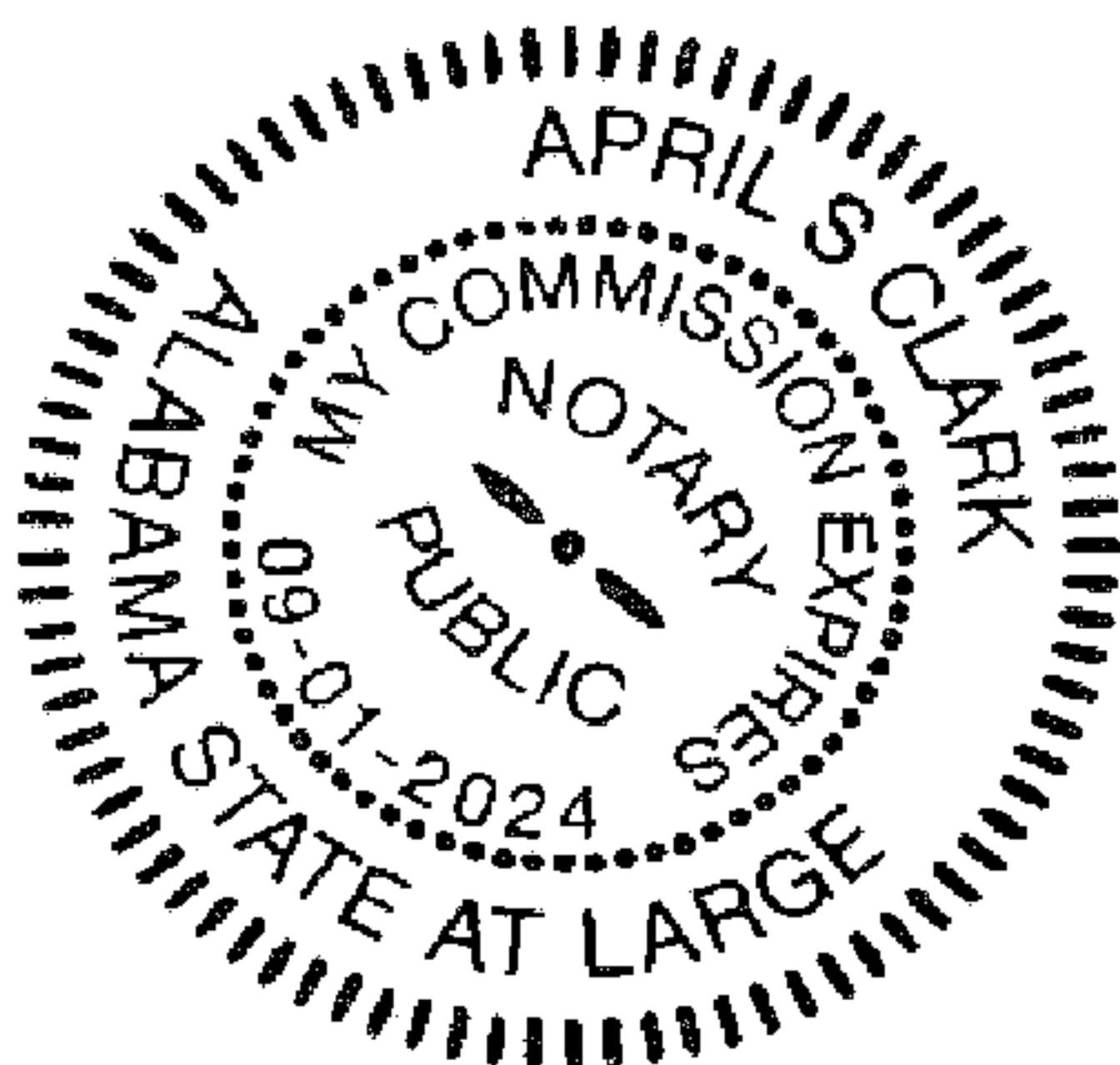
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that John Brandon Honea, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                                   |                         |                                                 |
|------------------|---------------------------------------------------|-------------------------|-------------------------------------------------|
| Grantor's Name   | John Brandon Honea                                | Grantee's Name          | Michelle Palacios                               |
| Mailing Address  | <u>360 Fowler Ln</u><br><u>Shelby AL 35143</u>    | Mailing Address         | <u>18808 River DR</u><br><u>Shelby AL 35143</u> |
| Property Address | <u>18808 River Dr.</u><br><u>Shelby, AL 35143</u> | Date of Sale            | <u>June 30, 2022</u>                            |
|                  |                                                   | Total Purchase Price    | <u>\$500,000.00</u>                             |
|                  |                                                   | or                      |                                                 |
|                  |                                                   | Actual Value            | <u></u>                                         |
|                  |                                                   | or                      |                                                 |
|                  |                                                   | Assessor's Market Value | <u></u>                                         |

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"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input 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 of 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 June 30, 2022

Print John Brandon Honea

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/05/2022 09:57:45 AM  
\$98.00 BRITTANI  
20220705000264320

Form RT-1

*Alvin S. Byrd*