

This Instrument was Prepared by:

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

File No.: MV-22-28851

Send Tax Notice To: Jimmy Howell
Glenda Howell

P.O. Box 52
Columbiana, AL 35051

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 **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Mary Kathryn Seifert, a single woman and Sarah Seifert, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jimmy Howell and Glenda Howell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or spouse, if any.

\$0.00 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 3rd day of January, 2023.

Mary Kathryn Seifert
Mary Kathryn Seifert

Sarah Seifert
Sarah Seifert

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Mary Kathryn Seifert and Sarah Seifert**, 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 3rd day of January, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

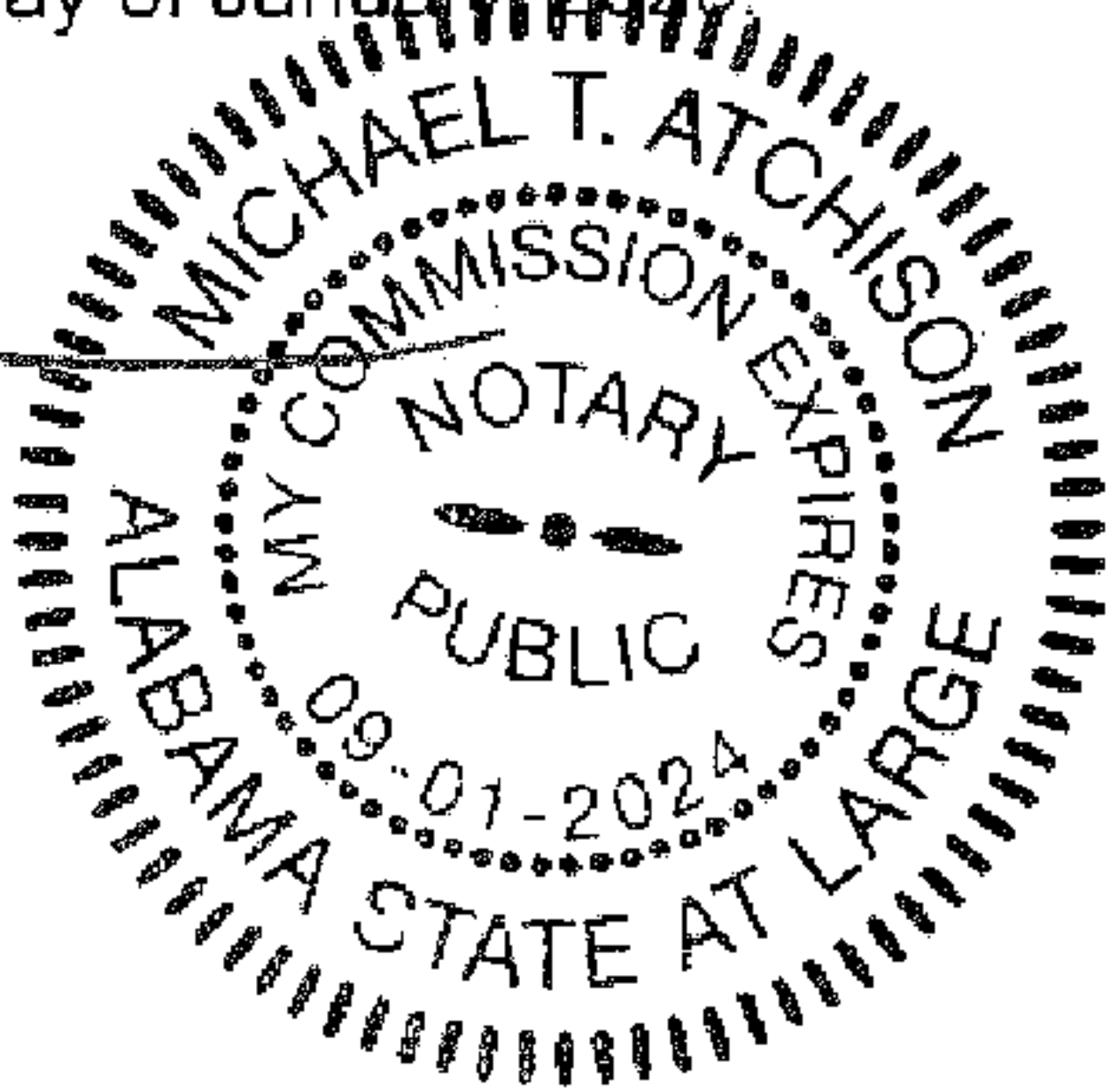


EXHIBIT "A"
LEGAL DESCRIPTION

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the intersection of the West line of Lester Street with the South line of Sterrett Street in said Town of Columbian; thence run in a southerly direction along the West line of Lester Street a distance of 245 feet, more or less, to the Northeast corner of lot sold to Henry and Doris Atchison by deed recorded in Deed Book 187, Page 134, in the Probate Office of Shelby County, Alabama; thence in a westerly direction along the North line of said lot a distance of 132 feet to the East line of George Horn lot; thence in a northerly direction along the East line of lot sold to George Horn a distance of 245 feet more or less to the South line of Sterrett Street; thence in an easterly direction along the South line of Sterrett Street a distance of 132 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 23, Township 21, Range 1 West. 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	Mary Kathryn Seifert Sarah Seifert	Grantee's Name	Jimmy Howell Glenda Howell
Mailing Address	<u>P.O. Box 1013</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>P.O. Box 52</u> <u>Columbiana, AL 35051</u>
Property Address	<u>201 Sterrett Street</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>January 03, 2023</u>
		Total Purchase Price	<u>\$30,000.00</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):

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> 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 December 28, 2022

Print Mary Kathryn Seifert

Unattested

(verified by)

Sign Mary Kathryn Seifert
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County **Form RT-1**
Clerk
Shelby County, AL
01/04/2023 03:03:07 PM
\$58.00 BRITTANI
20230104000003680

Allen S. Bayl