

3.00
Tax \$33.00
61.00
This instrument prepared by:
Richard Howard
Highway 50
Vandiver, AL 35176

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} Know All Men by These Presents,

20230123000017520 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
01/23/2023 10:28:16 AM FILED/CERT

That in consideration of the sum of Thirty Three Thousand Dollars and No Cents (\$33,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Richard C. Howard and Tina Howard, husband and wife** (herein referred to as GRANTORS) does grant, bargain, sell and convey unto **Arthur P. Cline and Margie L. Cline** (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:

SEE ATTACHED EXHIBIT "A"

Subject property does not constitute the homestead of the grantor or their spouse.

Subject to easements, reservations, and restrictions at record.

TO HAVE AND TO HOLD, unto 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.

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 persons.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 3rd day of January 2023.

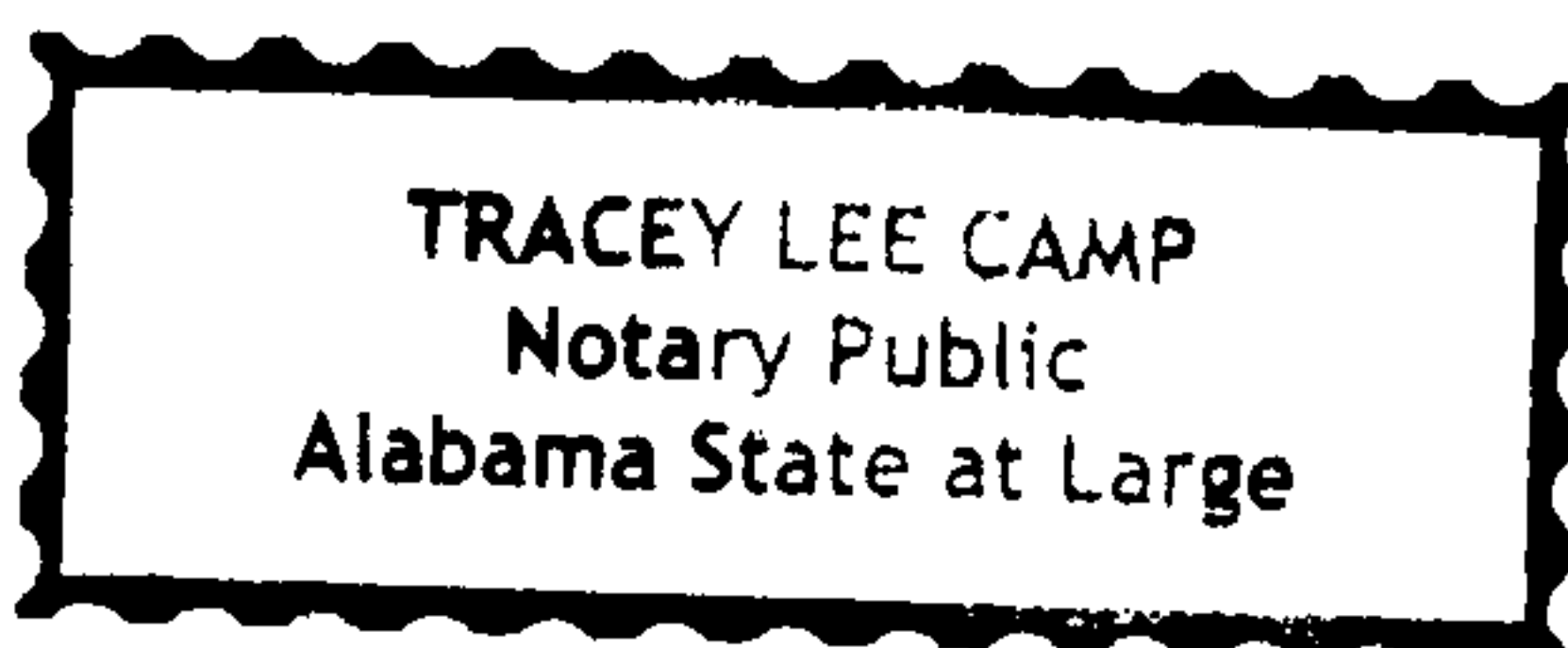

Richard C. Howard

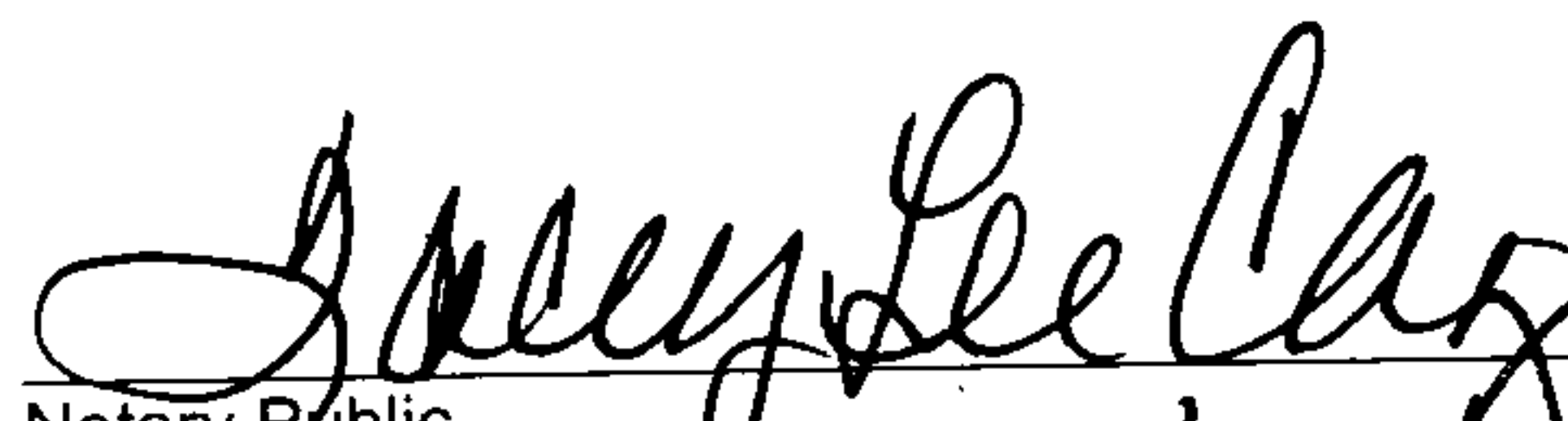

Tina Howard

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned Notary Public in and for said County and State, hereby certify that **Richard C. Howard and wife, Tina Howard**, whose name(s) is/are 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 the 3rd day of January 3, 2023.




Notary Public
My Commission Expires: 6/30/2025

Shelby County, AL 01/23/2023
State of Alabama
Deed Tax: \$33.00



20230123000017520 2/3 \$61.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A LEGAL DESCRIPTION

COMMENCE at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence run N 00°48'34" W along the West boundary of said quarter-quarter for a distance of 135.11 feet to a point; thence leaving said West line, run N 89°27'55" E for a distance of 641.32 feet to a found ½" capped rebar on the Northerly right of way margin of Shelby County Highway #43 (80' R.O.W.), said point being on a curve to the right, having a radius of 11495.24 feet, a delta angle of 00°08'26", a chord bearing of N 89°27'55" E, and a chord length of 28.18'; thence run along the arc of said curve and said right of way margin for a distance of 28.18 feet to a found ½" capped rebar stamped "Sparks"; thence continue along said road right of way margin N 89°34'13" E for a distance of 151.33 feet to a found concrete right of way monument; thence run N 89°57'46" E along said right of way margin for a distance of 21.79 feet to a 5/8" capped rebar set stamped "Clinkscates" and the **POINT OF BEGINNING** of the parcel herein described; thence leaving said road right of way margin, run N 00°33'51" W for a distance of 182.26 feet to a found crimped top pipe; thence continue along same said course N 00°33'51" W for a distance of 264.46 feet to a found ½" capped rebar; thence run N 89°09'39" E for a distance of 458.85 feet to a found ½" capped rebar on the Westerly right of way margin of Shelby County Highway #50 (80' R.O.W.); thence run along said right of way margin S 03°54'38" W for a distance of 287.57 feet to a nail set in concrete; thence leaving said road right of way margin, run S 87°38'35" W along a fence for a distance of 263.75 feet to a found 1" rod; thence run S 00°19'54" W for a distance of 155.69 feet to a 5/8" capped rebar set stamped "Clinkscates" on the Northerly right of way margin of the aforementioned Shelby County Highway #43 (80' R.O.W.); thence run S 89°57'46" W along said right of way margin for a distance of 170.36 feet to the **POINT OF BEGINNING**.

According to that certain survey by Clinkscates Land Surveying, LLC – Steven J. Clinkscates, PLS AL 37248 dated November 21, 2022.

Real Estate Sales Validation Form

20230123000017520 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
01/23/2023 10:28:16 AM FILED/CERT

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

Grantor's Name Richard Howard
Mailing Address 369 OBarr Road
Leeds, AL 35094

Grantee's Name Arthur P. Cline and Margie L. Cline
Mailing Address 955 Blackacres Road
Cropwell, AL 35054

No 911 or physical address

Date of Sale January 3, 2023
Total Purchase Price \$33,000.00
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
☒ Sales Contract

Appraisal
Other:

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 1/3/2023

Print

Tracy Cline

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one