

20230522000151210 1/4 \$216.00
Shelby Cnty Judge of Probate, AL
05/22/2023 12:31:58 PM FILED/CERT

SEND TAX NOTICE TO:

Marc Howard
1436 Stoney Kirk Road
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, MARC HOWARD, a married man, hereinafter referred to as Grantors, do grant, bargain, sell and convey unto MARC HOWARD AND JENNIFER K. HOWARD, husband and wife, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real property, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS WIFE.

SUBJECT TO AD VALOREM TAXES DUE OCTOBER 1, 2023 AND THEREAFTER.

SUBJECT TO ANY BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS OF RECORD

SUBJECT TO THAT CERTAIN MORTGAGE FROM MARC HOWARD TO FIRST SOUTH FARM CREDIT, IN THE AMOUNT OF \$157,200.00, AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY AS INSTRUMENT NUMBER 20230413000104740.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever.

And I do for myself and my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises and that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my Hands and Seals this 21 day of April, 2023.

MARC HOWARD

Shelby County, AL 05/22/2023
State of Alabama
Deed Tax: \$185.00

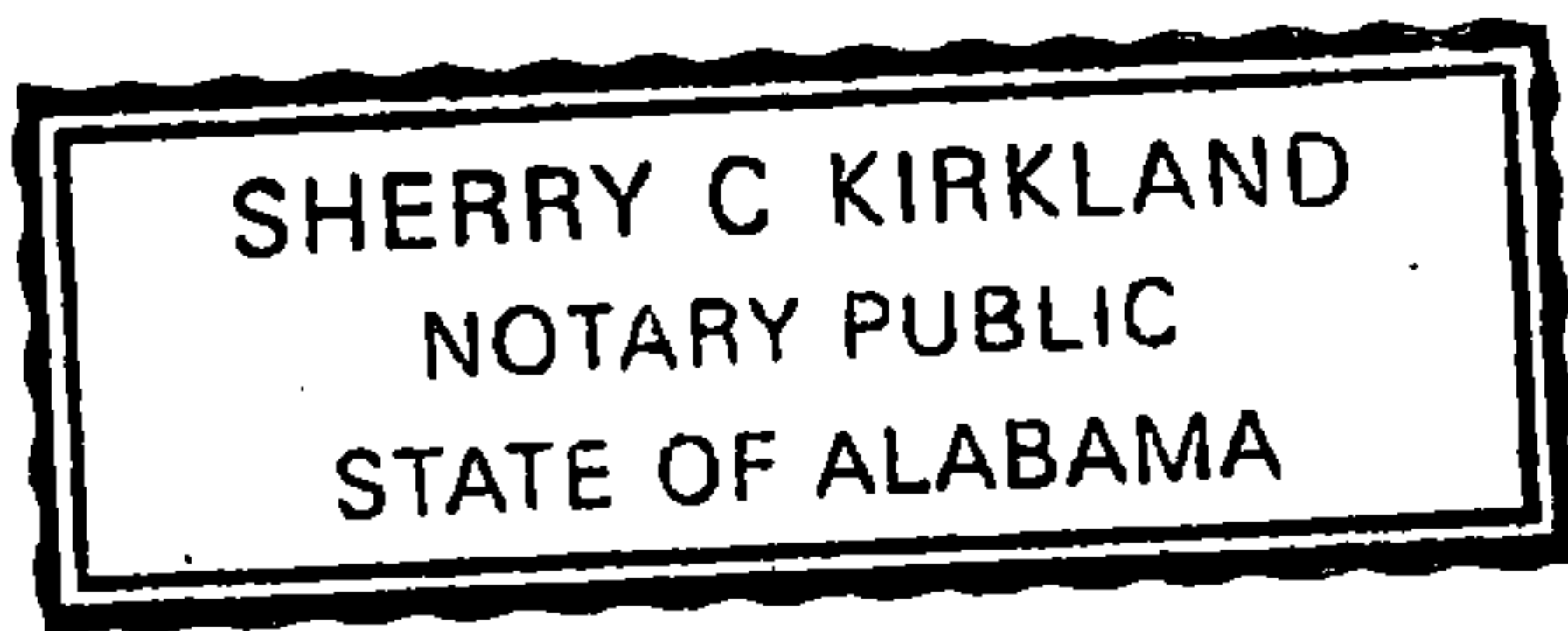
STATE OF ALABAMA

COUNTY OF SHELBY

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I, the undersigned Notary Public, in and for said County and State, hereby certify that MARC HOWARD, whose name is signed to the foregoing conveyance and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

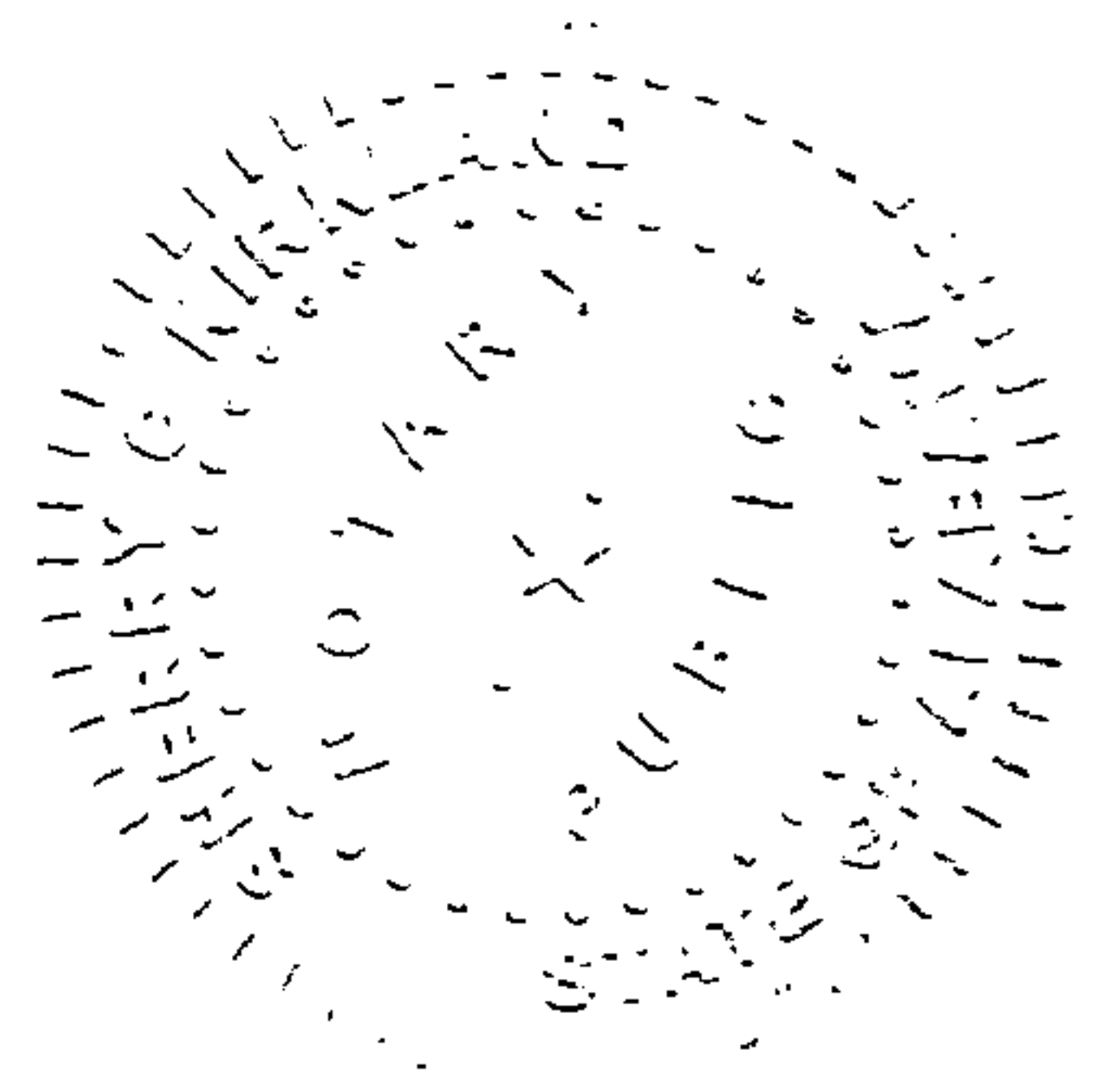
GIVEN UNDER my Hand and Seal this 21 day of APRIL, 2023.



Sherry C. Kirkland
NOTARY PUBLIC FOR ALABAMA
MY COMMISSION EXPIRES: 10-21-2024

THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OR REQUEST OF A TITLE SEARCH AND NO REPRESENTATIONS OR WARRANTIES ARE BEING MADE AS TO MORTGAGES, LIENS OR JUDGMENTS ON TITLE, BY:

S. Kent Stewart
STEWART & ASSOCIATES
3595 Grandview Parkway, Suite 600
Birmingham, AL 35243





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EXHIBIT "A"

Legal Description:

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 753.05 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 60° 37' 32" West for a distance of 623.09 feet (set ½" rebar CA-0114-LS; thence proceed North 24° 02' 11" West for a distance of 1212.60 feet (set ½" rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed North 44° 31' 31" East along the Southerly right-of-way of said road for a distance of 83.75 feet to the P. C. of a concave curve right having an arc length of 230.59 feet and a radius of 508.85 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 57° 30' 26" East, 228.62 feet to the P. T. of said curve; thence proceed North 70° 29' 21" East along the Southerly right-of-way of said road for a distance of 395.61 feet to the P. C. of a concave curve right having an arc length of 101.95 feet and a radius of 372.21 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 78° 20' 11" East, 101.64 feet (set ½" rebar CA-0114-LS); thence proceed South 15° 23' 13" East for a distance of 1179.28 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 1 and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 21 South, Range 2 West, 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 Marc Howard
Mailing Address 1436 Stoney Kirk Rd
Pelham, AL 35124

Grantee's Name Marc Howard & Jennifer Howard
Mailing Address 6157 Jemertown Rd.
Columbiana, AL
35051

Property Address 6157 Jemertown Rd
Columbiana, AL
35051

Date of Sale 4-12-23
Total Purchase Price \$ 185,000.00
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
☐ 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 any

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 _____

Unattested

(verified by)

Print

Sign

Marc Howard
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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