

20231025000315240
10/25/2023 03:18:03 PM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, JOHN R. HOLLIMAN, EXECUTOR OF THE ESTATE OF SANDRA HOWSE, DECEASED

Case No: PR-2021-000316

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, the undersigned Grantors, do grant, bargain, sell and convey my interest to SARAH KRISTINA HOWSE ALSO KNOWN AS KRISTINA HOWSE in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN

Subject existing covenants and restrictions, easements, building lines and limitations of record.

Source of Title:

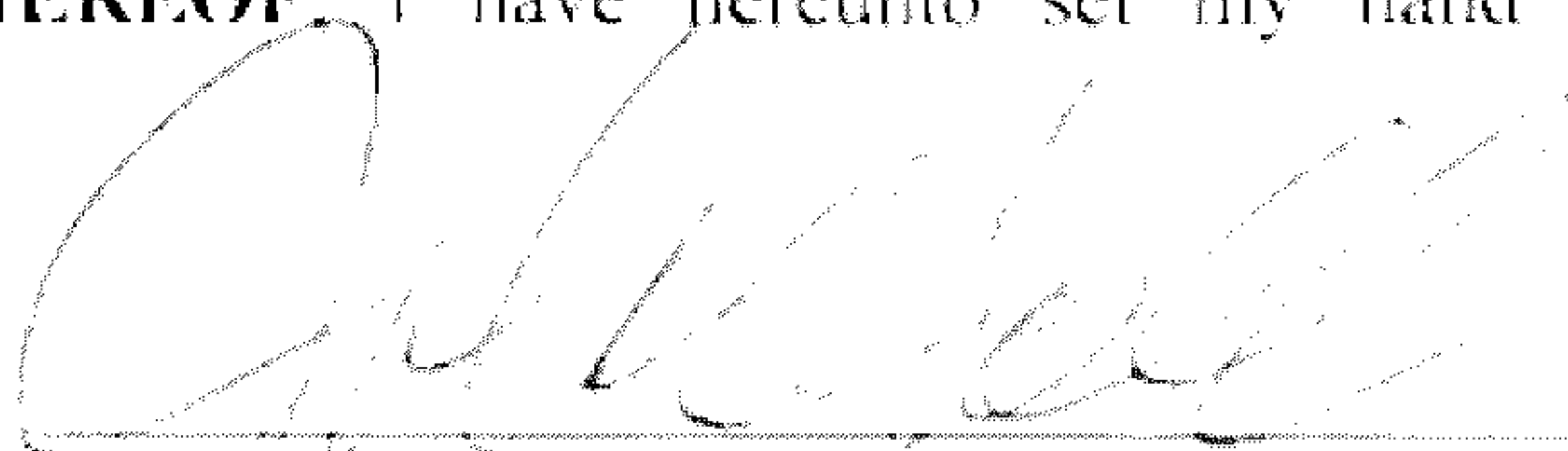
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The drafter makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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 successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

6/7/2023



(SEAL)

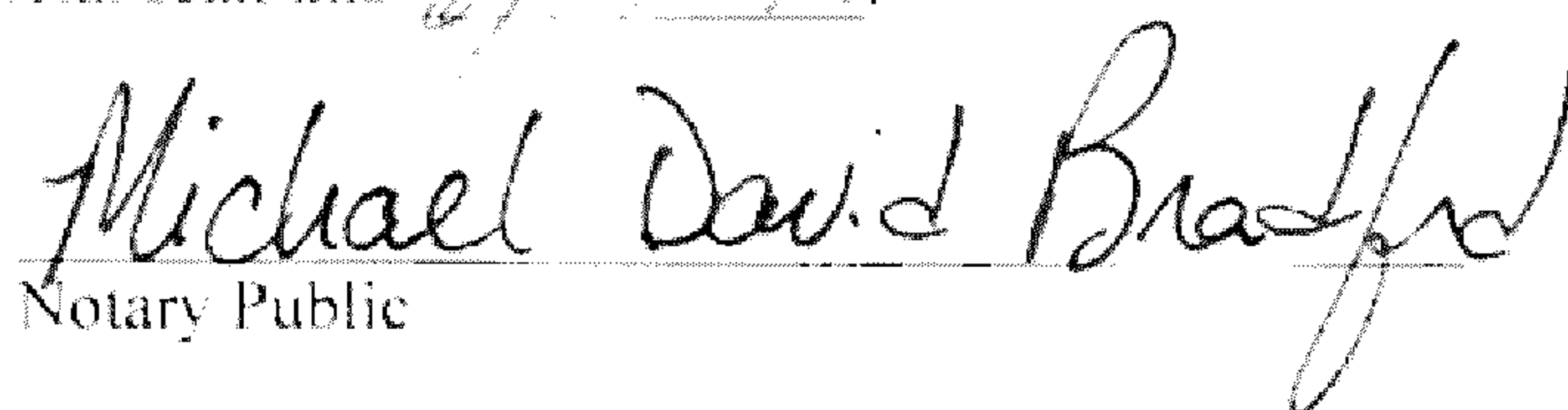
JOHN R. HOLLIMAN AS EXECUTOR OF THE ESTATE
OF SANDRA HOWSE

STATE OF ALABAMA

COUNTY OF 64 37

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JOHN R. HOLLIMAN, EXECUTOR OF THE ESTATE OF SANDRA HOWSE, DECEASED CASE NO. PR 2021-000316 signed to the foregoing conveyance and who is known to me, with full authority in said capacity acknowledged before me 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 6/7/2023


Notary Public

Commission Expires 04/14/2026

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Send Tax Notice to:
Kristina Howse
1367 Butler Road
Alabaster, AL 35007

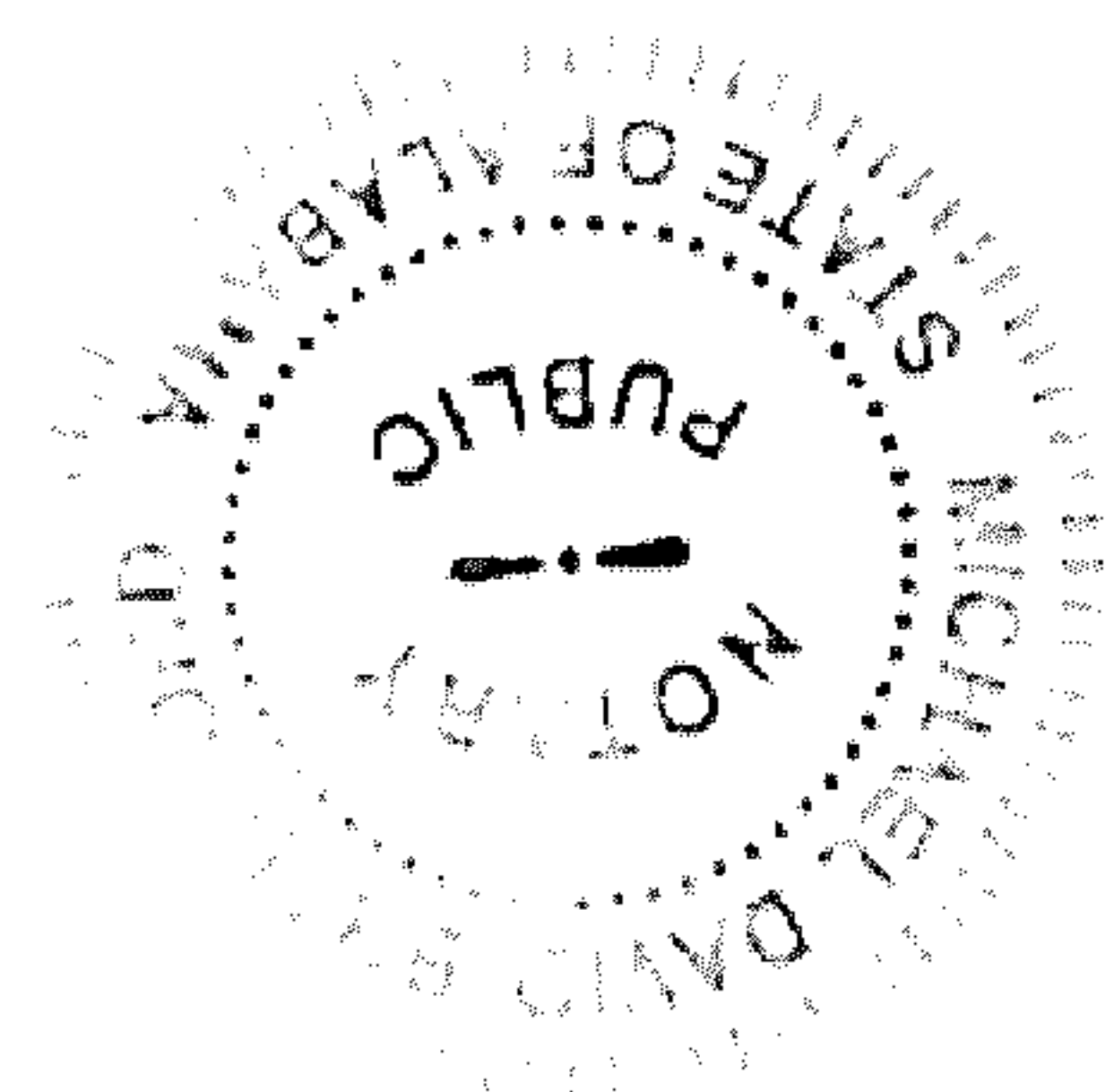


EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in part in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22 and go South $89^{\circ}55'04''$ East along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1212.58 feet; thence South $29^{\circ}38'50''$ West for 70.00 feet to the point of beginning; thence continue along previous course for 220.60 feet; thence South $47^{\circ}58'00''$ East for 591.40 feet to a point on a curve on the Northerly boundary of Highway No. 12, said curve having a central angle of $04^{\circ}14'32''$ and a radius of 2912.00 feet; thence Northeasterly along said curve for 215.60 feet; thence North $47^{\circ}56'30''$ West for 651.39 feet to the point of beginning; being 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 John R. Holliman, Executor for
 Mailing Address Sandra Howse, PR-2021-000316
 2491 Pelham Parkway
 Pelham, AL 35124

Grantee's Name Sarah Kristina Howse
 Mailing Address 1367 Butler Road
 Alabaster, AL 35007

Property Address 1367 Butler Road
 Alabaster, AL 35007

Date of Sale
 Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 373,070.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/25/2023 03:18:03 PM
 \$404.50 PAYGE
 20231025000315240

Allen S. Byrd

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

☒ Appraisal

☐ Sales Contract

☐ 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 10-25-23

Print

Michael Bradford

Unattested

Sign

Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1