

This Instrument was Prepared by:

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

File No.: MV-23-29480

Send Tax Notice To: Robert E Howard III
Kristen E Howard

11 Shephard Gap Rd
Leeds AL 35094

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 **Six Hundred Fifty Thousand Dollars and No Cents (\$650,000.00)**, 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, **Michael Henry Klinner**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert E Howard III and Kristen E Howard**, (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 2024 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 Grantor herein or spouse.

\$000 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 27th day of Oct, 2023.

Michael Henry Klinner
Michael Henry Klinner

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 Michael Henry Klinner, 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 27th day of October, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at a found 1/2" rebar capped Simmons being the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 1 East; thence run North 00 degrees 24 minutes 37 seconds West for a distance of 592.91 feet to a set 1/2" rebar capped Clinkscales; thence run North 89 degrees 50 minutes 16 seconds East for a distance of 1650.29 feet to a set 1/2" rebar capped Clinkscales; thence run South 00 degrees 21 minutes 26 seconds East for a distance of 594.17 feet to a found bolt; thence run North 88 degrees 36 minutes 18 seconds West for a distance of 319.95 feet to a found 1/2" rebar capped Simmons; thence run South 89 degrees 31 minutes 04 seconds West for a distance of 1329.93 feet to the point of beginning.

PARCEL II:

A parcel of land located in Section 2, Township 21, Range 1 East, Shelby County, Alabama, being more particularly described as follows, to wit: Begin at a capped rebar, being the accepted NW corner of the NE 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 1 East, run thence East along the North boundary of said 1/4-1/4 section a distance of 320.01 feet to a bolt by a fence post; thence turn 00 degrees 10 minutes 54 seconds left and run a distance of 1011.77 feet along a fence to a 2 inch pipe by a fence post; thence turn 87 degrees 03 minutes 13 seconds right and run a distance of 833.20 feet along a fence to a PK nail in the top of a fence post; thence turn 94 degrees 15 minutes 38 seconds right and run 20.59 feet to a capped rebar on the true East boundary of the NE 1/4-SE 1/4 of Section 2; thence turn 00 degrees 01 minute 00 seconds left and run a distance of 89.07 feet to a rebar by a fence post; thence turn 92 degrees 59 minutes 56 seconds left and run a distance of 781.10 feet along a fence line to capped rebar on the North boundary of Alabama Highway #25 (66 foot R.O.W.); thence turn 77 degrees 54 minutes 58 seconds right and run a distance of 276.00 feet along said highway boundary to a capped rebar; thence leaving said highway boundary turn 101 degrees 23 minutes 15 seconds right and run a distance of 513.79 feet to a rebar by a fence post; thence turn 99 degrees 02 minutes 13 seconds left and run a distance of 394.84 feet along a fence to a rebar by a fence post; thence turn 78 degrees 33 minutes 05 seconds left and run a distance of 333.23 feet along a fence to a rebar by a fence post; thence turn 81 degrees 34 minutes 17 seconds right and run a distance of 198.23 feet along a fence to a rebar by fence post; thence turn 79 degrees 35 minutes 29 seconds left and run a distance of 60.40 feet along a fence to a rebar by a fence post; thence turn 74 degrees 25 minutes 02 seconds right and run a distance of 175.52 feet along a fence to a rebar by a fence post being on the northeasterly boundary of Old Roy Ray Road; thence turn 86 degrees 54 minutes 16 seconds right and run a distance of 24.14 feet along said northeasterly boundary of Old Roy Ray Road to a rebar by a fence post and the following courses along a fence; 29 degrees 19 minutes 56 seconds left for 290.21 feet to a rebar; 09 degrees 03 minutes 45 seconds right for 53.36 feet to a rebar; 08 degrees 27 minutes 20 seconds right for 49.39 feet to a rebar; 08 degrees 41 minutes 52 seconds right for 22.65 feet to a rebar; 26 degrees 44 minutes 34 seconds right for 33.82 feet to a rebar; thence leaving said northeasterly boundary of Old Roy Ray Road turn 81 degrees 27 minutes 21 seconds right for a distance of 69.77 feet to a capped rebar; thence turn 90 degrees 00 minutes 00 seconds left and run a distance of 1338.51 feet back to the point of beginning.

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

Grantor's Name	Michael Henry Klinner	Grantee's Name	Robert E Howard III Kristen E Howard
Mailing Address	<u>55 Sunrise circle Wilsonville</u> <u>AL 38086</u>	Mailing Address	<u>11 Shepherd Gap Rd</u> <u>Leeds, AL 35094</u>
Property Address	<u>29507 Highway 25</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>October 13, 2023</u>
		Total Purchase Price	<u>\$650,000.00</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 October 23, 2023

Print Michael Henry Klinner

 Unattested

Sign *Michael H. Klinner*
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2023 09:36:28 AM
\$678.00 JOANN
20231030000317510

Form RT-1



Allen S. Bayl