

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
JHRH Properties, LLC
102 Hwy 47 South
Columbiana, AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$415,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sara H. Howard, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **JHRH Properties, LLC (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in Book 77, Page 446 and Instrument No. 2000-16604, Probate Office Shelby County, Alabama. The other Grantee Johnny M. Howard, Sr a/k/a Johnny Howard, is deceased, having died on September 2, 2019.
Sara Howard and Sara H. Howard are one in the same person.
\$415,000.00 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 grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 2024.

Sara H. Howard
Sara H. Howard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sara H. Howard** whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2024.

[Signature]

Notary Public
My Commission Expires: 9/1/2024

[Circular Notary Seal: MICHAEL T. ATCHISON, COMMISSION EXPIRES 09-01-2024, ALABAMA STATE AT LARGE]

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I

Commence at a point 12.0 feet south of the southeast corner of SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West and run South 83 degrees 59 minutes West (M.B.) a distance of 447.0 feet to a point; thence turn an angle of 91 degrees 27 minutes to the right and run North 4 degrees 34 minutes West (M.B.) a distance of 289.90 feet to the point of beginning, being the northeast corner of McDow Motor Company property; thence turn a angle of 2 degrees 30 minutes to the right and run North 2 degrees 04 minutes West (M.B.) a distance of 55.0 feet to a point; thence turn an angle of 1 degree 16 minutes to the left and run North 3 degrees 20 minutes (M.B.) a distance of 94.92 feet to a point; thence turn an angle of 86 degrees 13 minutes to the left and run North 89 degrees 33 minutes West (M.B.) a distance of 80.24 feet to a point; thence turn an angle of 69 degrees 55 minutes left and run South 20 degrees 30 minutes West (M.B.) a distance of 163.24 feet to a point, being the northwest corner of McDow Motor Company property; thence turn an angle of 111 degrees 30 minutes to the left and run North 89 degrees 00 minutes East (M.B.) a distance of

144.90 feet to the point of beginning.
Said parcel of land is located in the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 17,000 Square Feet, more or less.

PARCEL II

A part of the SE 1/4 of NE 1/4 Section 26, Township 21, Range 1 West, described as:

Begin at the intersection of the South line of said 1/4 - 1/4 Section with the East line of Highway 25; thence North 20 degrees 30 minutes East 125.5 feet to the point of beginning; thence North 20 degrees 30 minutes East 199.6 feet; thence North 89 degrees 50 minutes East 144.9 feet to the West line of the Shelby Road; thence South along said road 160.5 feet; thence along North line of Bozeman lot South 83 degrees 21 minutes West 225.2 feet to the point of beginning; being a part of the SE 1/4 of NE 1/4 of Section 26, Township 21, Range 1 West, situated in Columbiana, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/22/2024 12:01:20 PM
 \$29.00 LAURA
 20240722000223600

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Sara H. Howard</u>	Grantee's Name	<u>J H R H Properties LLC</u>
Mailing Address	<u>115 Highland Dr</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>102 Hwy 47 South</u> <u>Columbiana, AL 35051</u>
Property Address	<u>102 Highway 47 South</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>7-19-24</u>
		Total Purchase Price \$	<u>415000⁰⁰</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 7-19-24

Print Sara H. Howard

Unattested

(verified by)

Sign

Sara H. Howard

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1