

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ricky Howard
5924 Chelsea Rd
Columbiana AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Daniel Joseph, a married man and Seth Joseph, a married man (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Kathy Joseph, Tracie Howard and Ricky Howard, as joint tenants with right of survivorship (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

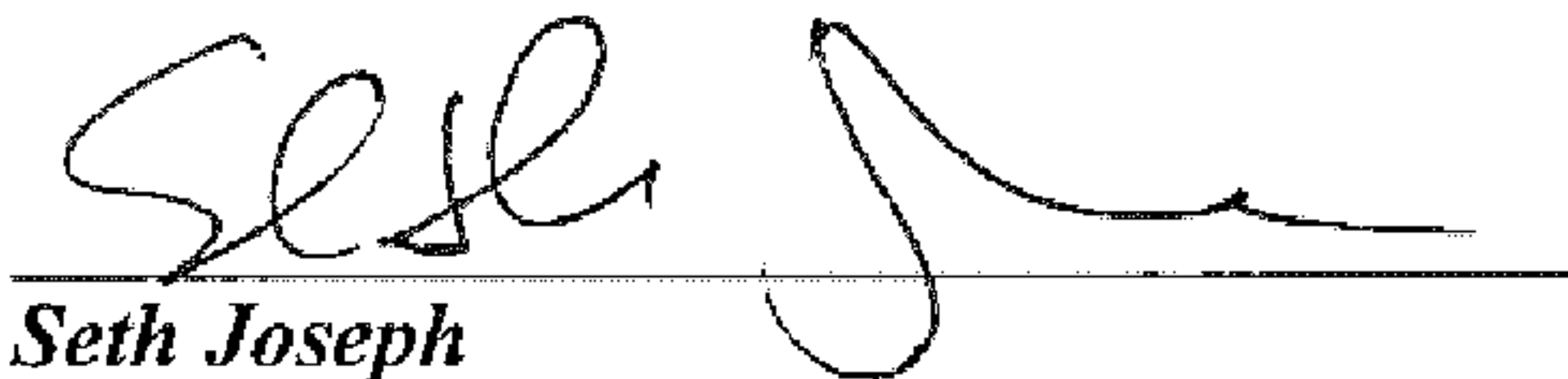
1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

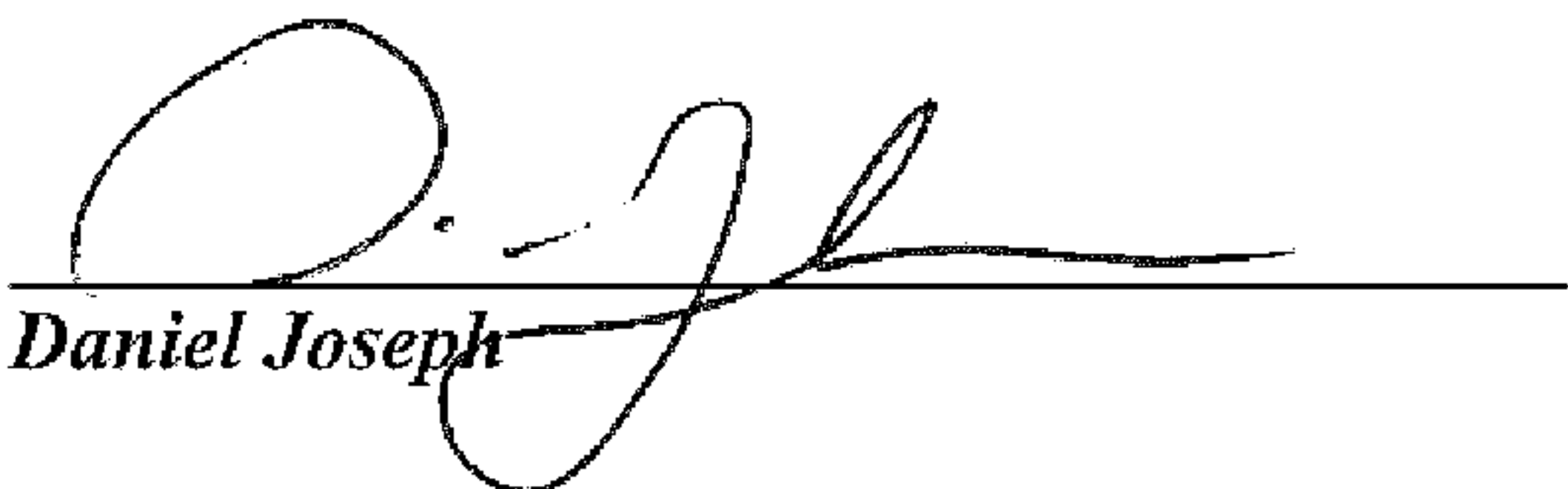
Property described herein constitutes no part of the homestead of the Grantors herein or spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 23rd day of July, 2024.



Seth Joseph


Daniel Joseph

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Seth Joseph and Daniel Joseph**, whose names 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 23rd day of July, 2024.


Notary Public
My Commission Expires:

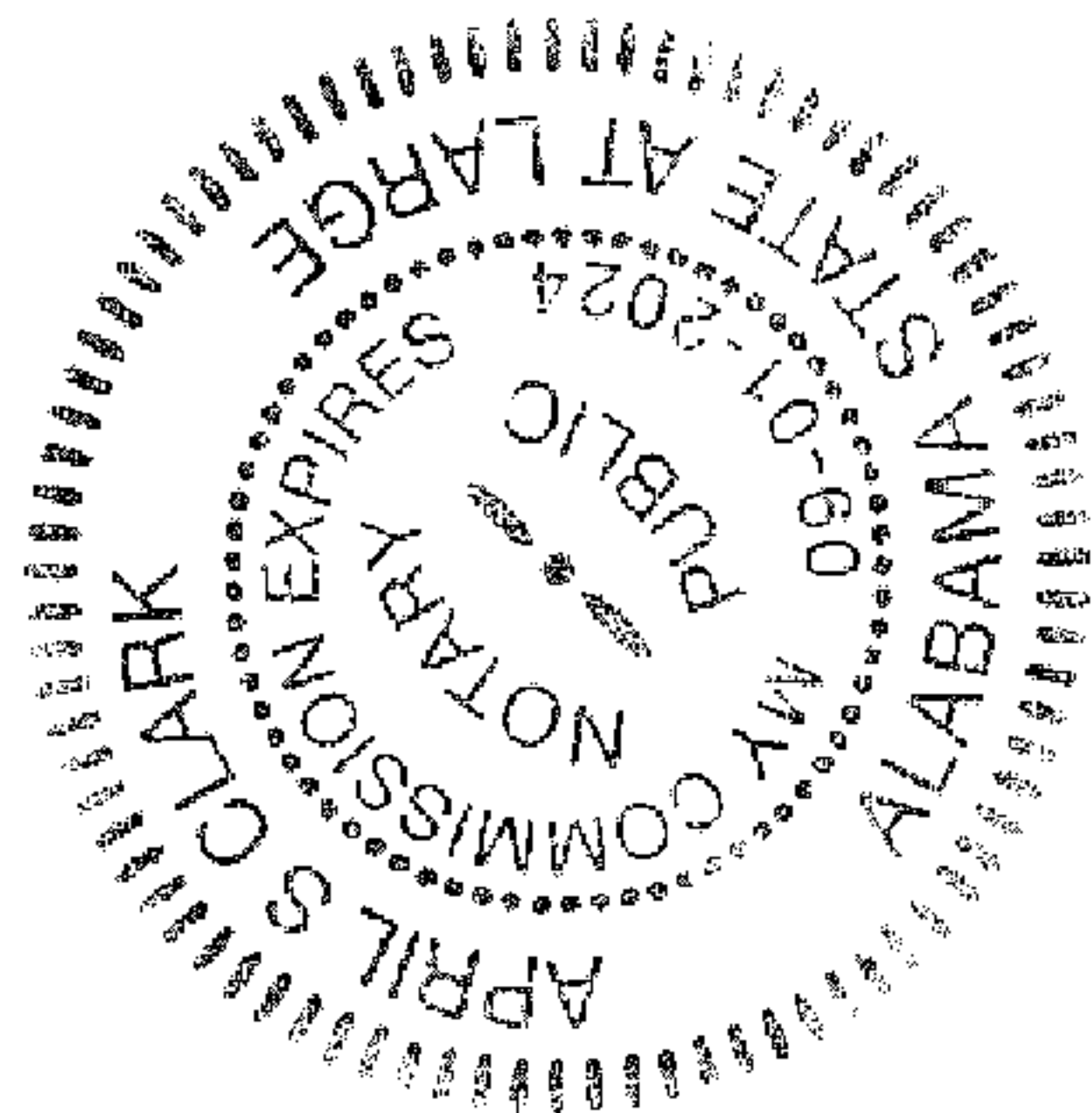


Exhibit "A" – Legal Description

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of said Section 19; thence N 00°37'38" E along the West line of said 1/4–1/4 a distance of 376.44'; thence S 89°22'22" E a distance of 160.18' to the Point of Beginning; thence N 00°53'48" E a distance of 705.85' to the southerly right of way line of Shelby County Highway 39, said point being the point of a non tangent curve to the right with a radius of 810.00', and a central angle of 17°22'55", with a chord bearing of N 58°29'55" E, with a chord length of 244.79', thence along said curve and said right of way an arc length of 245.73'; thence S 22°48'37" E leaving said right of way a distance of 60.00'; thence S 59°25'19" E a distance of 199.54'; thence S 33°33'08" E a distance of 77.64'; thence S 11°21'39" E a distance of 39.04'; thence S 09°55'27" W a distance of 61.19'; thence S 32°18'19" W a distance of 134.32'; thence S 11°54'59" W a distance of 55.98'; thence S 05°54'49" E a distance of 152.01'; thence S 08°10'34" W a distance of 74.41'; thence S 23°29'30" W a distance of 34.59'; thence S 69°18'29" W a distance of 76.70'; thence S 78°02'53" W a distance of 297.51' to the Point of Beginning.

ALSO:

A 60' easement for ingress, egress, drainage and utilities situated in the NE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of said Section 19; thence N 00°37'38" E along the West line of said 1/4–1/4 a distance of 376.44'; thence S 89°22'22" E a distance of 160.18'; thence N 00°53'48" E a distance of 705.85' to the southerly right of way line of Shelby County Highway 39, said point being the point of a non tangent curve to the right with a radius of 810.00', and a central angle of 13°08'02", with a chord bearing of N 56°22'29" E, with a chord length of 185.27', thence along said curve and said right of way an arc length of 185.67' to the Point of Beginning of said easement; thence continue along said curve to the right with a radius of 810.00', and a central angle of 04°14'53", with a chord bearing of N 65°03'56" E, with a chord length of 60.04', and an arc length of 60.06'; thence S 22°48'37" E a distance of 60.00'; thence S 59°25'19" E a distance of 199.54'; thence S 33°33'08" E a distance of 77.64'; thence S 11°21'39" E a distance of 35.12'; thence N 59°25'19" W a distance of 312.72'; thence N 22°48'37" W a distance of 77.62' to the Point of Beginning.

According to the Survey of William D. Callahan, Jr. PLS AL REG NO. 28251, Dated May 13, 2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2024 03:31:38 PM
 \$39.00 JOANN
 20240723000226680

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name
 Mailing Address

Daniel Joseph
5924 Chelsea Rd
Columbiana, AL
35051

Grantee's Name
 Mailing Address

Ricky Howard
5924 Chelsea Rd
Columbiana, AL
35051

Property Address

Vacant
Land

Date of Sale

7-23-24

Total Purchase Price \$

10,000.00

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

☐ 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 *7-23-24*

Print *Mike T. Johnson*

Unattested

Sign *Mike T. Johnson*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one