

**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:*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration NINETY NINE THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$99,500.00), 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, *Sara Howard, a married woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Johnny M. Howard, Jr. and Ricky L. Howard and Sara 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:**

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

Grantor herein is the surviving Grantee in Instrument 20210526000258480, Deed Book 257, Page 107, Deed Book 350, Page 315, Deed Book 351, Page 796 and Instrument 20050309000108300, Probate Office, Shelby County, Alabama, the other Grantee, Johnny Howard, is deceased, having died on September 2, 2019.  
No part of the homestead of the spouse of Sara Howard. Sara Howard and Sara H. Howard are one in the same person.

**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 26<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
Sara 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 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 26<sup>th</sup> day of September, 2024.



April Clark  
Notary Public  
My Commission Expires: 8-19-28

**EXHIBIT A – LEGAL DESCRIPTION**

**Parcel #21-6-24-4-001-002.000**

Commence at the SE corner of Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said Section 24, a distance of 667.43 feet to a point at the SW corner of the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 24; thence turn an angle of 90 deg. 53 min. 00 sec. to the right and run North along the West boundary line of said E  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and along the West boundary line of the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 24, a distance of 1661.57 feet to the point of beginning; thence continue in the same direction and along the same line a distance of 996.95 feet to a point at the NE corner of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 24; thence turn an angle of 91 deg. 16 min. 11 sec. to the left and run West along the North boundary line of said W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 662.20 feet to a point; thence turn an angle of 88 deg. 36 min. 52 sec. to the left and run South along the West boundary line of said W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 995.31 feet to a point; thence turn an angle of 91 deg. 14 min. 26 sec. to the left and run Easterly a distance of 664.17 feet to the point of beginning. Said tract of land is lying in the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West.

All being situated in Shelby County, Alabama.

Together with an easement 50 ft. in width as described and conveyed in deed recorded in Deed Book 351, page 796, in the Probate Office of Shelby County, Alabama.

**Parcel #21-6-24-1-001-035.000**

Lot 9, according to the survey of Highlands Subdivision as recorded in Map Book 5, Page 26, Probate Office Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/01/2024 09:29:28 AM  
 \$128.50 JOANN  
 20241001000305870

*Allen S. Boyd*

### 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 Howard</u>	Grantee's Name	<u>Sara Howard</u>
Mailing Address	<u>115 Highland Dr</u> <u>Columbiana AL</u> <u>35051</u>	Mailing Address	<u>115 Highland Dr</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>Vacant</u>	Date of Sale	<u>9-25-24</u>
		Total Purchase Price	\$ <u>                    </u>
		or	
		Actual Value	\$ <u>                    </u>
		or	
		Assessor's Market Value	\$ <u>99,500</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)

☐ Bill of Sale                      ☐ Appraisal  
☐ Sales Contract                      ☒ Other tax value  
☐ 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                     

Print Sara Howard

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

*Sara Howard*

Form RT-1