This Instrument was Prepared by:

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

File No.: S-24-30089

Send Tax Notice To: 4 Joy, LLC William B. Stark Jr.

> 4378 Riverview Or Pench tree Corners G.A.

30097

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eight Hundred Seventy Five Thousand Dollars and No Cents (\$875,000.00), 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, Trent Howard and Terri Howard, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto 4 Joy, LLC and William B. Stark Jr., (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 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Terri Howard and Teri Howard are one in the same person. **\$0.00** 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, 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.

	my (our) hand(s) and seal(s) this the $17/$ day o
October, 2021.	
Jan	The Hound
Trent Howard	Terri Howard

State of Alabama

County of Shelby

I, Milestonia Notary Public in and for the said County in said State, hereby certify that Trent Howard and Terri Howard, 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.

Notary Public, State of Alabama

My Commission Expires: Q - 1 4 - 202-40

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98.19.2028 STATE

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the NE corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90°00'00"W for a distance of 574.19' to the POINT OF BEGINNING; thence S89°55;10"W for a distance of 451.00' to the Easterly R.O.W. line of Shelby County Highway 467, 80' R.O.W.; thence S06° 59'51"E and along said R.O.W. line for a distance of 603.34' to a curve to the right, having a radius of 1949.85', and subtended by a chord bearing S09°54'17"W, and a chord distance of 1134.35'; thence along the arc of said curve and said R.O.W. line for a distance of 1150.98'; thence S88°46'50"E and leaving said R.O.W. line for a distance of 1534.46'; thence S03 degrees 47'11"E for a distance of 905.16'; thence S01°53'24"E for a distance of 200.81'; thence N88°06'36"E for a distance of 371.66'; thence N18° 52'22"E for a distance of 250.05'; thence N88°09'26"E for a distance of 1315.88' to the Westerly R.O.W. line of Southern Railroad, 100' R.O.W.; thence N05°58'40"W and along said R.O.W. line for a distance of 273.23' to a curve to the left, having a radius of 2058.66', and subtended by a chord bearing 25°48'55"W, and a chord distance of 1408.17'; thence along the arc of said curve and said R.O.W. line for a distance of 1437.18'; thence N45°55'41"W and along said R.O.W. line for a distance of 29'04"W and leaving said R.O.W. line for a distance of 799.81' to the Point of Beginning.

ALSO AND INCLUDING a 10' Ingress/Egress Easement as recorded in Instrument #: 20130827000350380, in the Office of the Judge of Probate of 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	Terri Howard	Grantee's Name	4 Joy, LLC William B. Ştark Jr.
Mailing Address	1509 Highland Gate Poil HOUVER, AL 35244	Mailing Address	4778 Riverview Dr.
Property Address	County Road 467 Vincent, AL	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	October 17, 2024
one) (Recordation Bill of Sale xx Sales Cor Closing St	of documentary evidence is not reentract tatement document presented for recordation	quired) Appraisal Other	ng documentary evidence: (check formation referenced above, the filing
	······································	Instructions	
Grantor's name and current mailing add	-	ne of the person or persons co	nveying interest to property and their
Grantee's name an conveyed.	id mailing address - provide the nai	me of the person or persons to	whom interest to property is being
Property address -	the physical address of the proper	ty being conveyed, if available.	
Date of Sale - the o	date on which interest to the proper	rty was conveyed.	
Total purchase price the instrument offer	·	rchase of the property, both rea	al and personal, being conveyed by
	red for record. This may be eviden	T T T	al and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro-		official charged with the respons	market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
•			document is true and accurate. I nposition of the penalty indicated in
Date October 15, 2	2024	Print Trent Howard	<u></u>
Unattested		Sign / Bd	
······································	(verified by)	(Grantor/	Grantee/Owner/Agent) circle one
		Filed and Recorded Official Public Record	ds



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2024 08:28:44 AM

\$903.00 BRITTANI

20241018000327050

Form RT-1

