

20241018000328250

10/18/2024 02:58:08 PM

DEEDS 1/4

GRANTEE'S ADDRESS:

554 Forest Lakes Drive

Sterrett, Alabama 35147

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 18th day of October, 2024, in consideration of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00) and other good and valuable consideration, the undersigned, **TRENT HOWARD and wife, TERI HOWARD**, whose address is 1509 Highland Gate Point, Birmingham, Alabama, 35244, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **JOHNNY MAX BREWER and DEBORAH KAYE BREWER**, whose address is 554 Forest Lakes Drive, Sterrett, Alabama, 35147, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

Parcel 1

A parcel of land located in the East ½ of the SW ¼ of Section 10, Township 19 South, Range 2 East being more particularly described as follows: From the True Southwest corner of the SE 1/4 of SW 1/4 of Section 10, Township 19 South, Range 2 East, run thence North along the True West boundary of said SE ¼ of SW 1/4 a distance of 250.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 872.27 feet to a point in the center of Blue Spring Branch; thence turn 78 deg. 39 min. 21 sec. right and run 299.93 feet along said branch centerline and the following course: 11 deg. 31 min. 09 sec. left for 138.92 feet; 29 deg. 44 min. right for 108.78 feet; 31 deg. 38 min. left for 85.90 feet; 19 deg. 12 min. left for 236.20 feet; 25 deg. 42 min. left for 152.50 feet; 24 deg. 19 min. right for 105.53 feet; 69 deg. 25 min. right for 164.28 feet; thence turn 34 deg. 09 min, 17 sec. left and run 41.37 feet along said branch centerline to a point on the West boundary of Co. Hwy. #81; thence turn 78 deg. 48 min. 44 sec. right and run 124.37 feet along said Hwy. boundary and the following course; 07 deg. 05 min. 14 sec. right for 97.82 feet; 03 deg. 55 min. 18 sec. right for 284.15 feet; 02 deg. 00 min. 21 sec. right for 147.81 feet; 03 deg. 46 min. 02 sec. right for 138.90 feet; 03 deg. 02 min. 22

sec. right for 121.84 feet; thence turn 01 deg. 31 min. 09 sec, right and run 663.50 feet along said West boundary of said Co. Hwy #81 to a point of intersection with the North boundary of Co. Hwy. #83; thence turn 90 deg. 44 min. 42 sec. right and run 165.14 feet along said Hwy. boundary; thence turn 00 deg. 41 min. 18 sec. right and run 308.74 feet along said Hwy. boundary; thence turn 00 deg. 15 min. 04 sec. right and run 116.42 feet along said Hwy, boundary; thence turn 88 deg. 11 min. 51 sec. right and run 212.07 feet; thence turn 89 deg. 40 min. 01 sec, left and run 660.0 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

Parcel 2

From the true S.W. corner of the SE 1/4 - SW 1/4 of Section 10, T19S-R2E, run thence North along the true West boundary of said SE ¼ - SW ¼ a distance of 256.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 866.27 feet to a point in the center of Blue Spring Branch; thence turn 140°57'48" left and run 43.22 feet to a point in a fence line; thence turn 38 degrees 17' 38" left and run along said fence line a distance of 793.53 feet; thence turn 90°24'35" left and run 69.0 feet to the point of beginning of herein described parcel of land.

Property street address: 2212 Highway 81, Sterrett, Alabama, 35147.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

Trent Howard (SEAL)
TRENT HOWARD

Teri Howard (SEAL)
TERI HOWARD

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that TRENT HOWARD and wife, TERI HOWARD, whose names are acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of October, 2024.

Dana Vick
NOTARY PUBLIC

My Commission Expires: 12/9/2026



J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

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

Grantor's Name Trent Howard & Teri Howard
 Mailing Address 1509 Highland Gate Point
Birmingham, AL 35244

Grantee's Name Johnny Max Brewer, et al
 Mailing Address 554 Forest Lakes Drive
Sterrett, AL 35147

Property Address 2212 Hwy 81
Sterrett, AL 35147

Date of Sale 10-18-2024

Total Purchase Price \$ 325,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/18/2024 02:58:08 PM
 \$356.00 DANIEL
 20241018000328250

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 10-18-2024

Print J. Van Wilkins

☐ Unattested *Daniel*
 (verified by)

Sign *J. Van Wilkins*
 (Grantor/Grantee/Owner/Agent) circle one