

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:
Lacey Russell

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIVE THOUSAND DOLLARS AND ZERO CENTS (\$205,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Myra C. Howell, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Lacey Russell (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, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the grantor or spouse.

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 5th day of February, 2025.


Myra C. Howell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Myra C. Howell**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2025.

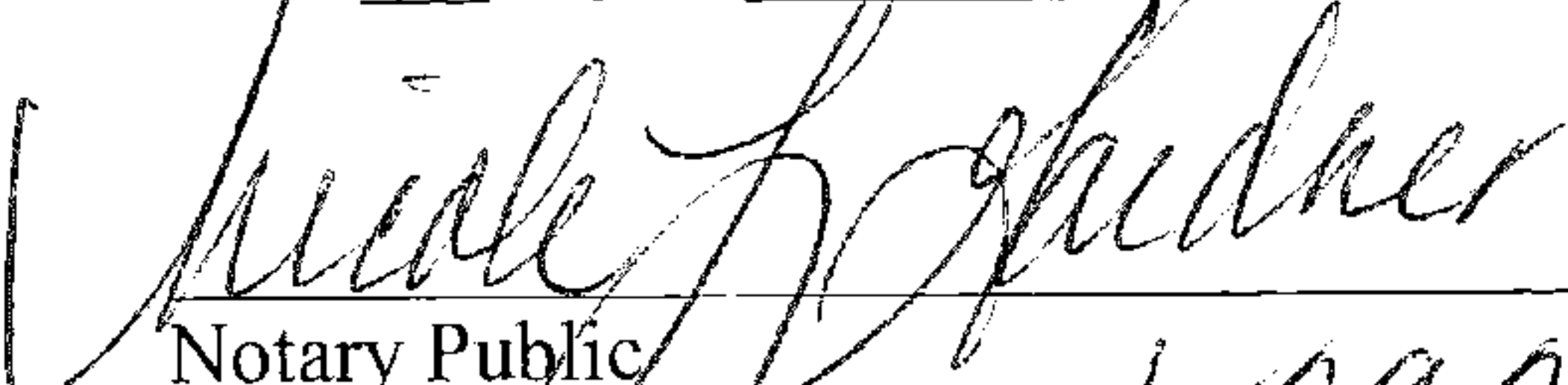

Notary Public
My Commission Expires: 6-29-26

EXHIBIT A—LEGAL DESCRIPTION

A parcel of land being situated in the Southeast Quarter of the Northeast Quarter of Section 36, Township 21 south, Range 1 West, more particularly described as follows: Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the northerly right of way line of a county paved road; thence run North 53 degrees 24 minutes West along said road right of way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning.

LESS AND EXCEPT one acre of land more particularly described as follows: Begin at the Northeast corner of the Southeast quarter of the Northeast quarter, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 35 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right of way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along the said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2025 08:48:00 AM
 \$233.00 JOANN
 20250205000035040

Allen 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 *Myra Howell*
 Mailing Address *801 Mooney Rd*
Columbiana, AL
35051

Grantee's Name *Lacey Russell*
 Mailing Address *801 Mooney Rd*
Columbiana, AL
35051

Property Address *801 Mooney Rd*
Columbiana, AL
35051

Date of Sale *2-5-25*
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ *205,000.00*

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other *Tax Value*

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 *2-5-25*

Print *Myra Howell*

Unattested

Sign

Myra C. Howell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one