This Instrument was Prepared by:

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

File No.: MV-24-30383

Send Tax Notice To: Robert Earl Howard, III Kristen E. Howard

WARRANTY DEED

JOINTLY FOR L	IFE WITH	REMAINDER TO S	<u>SURVIVOR</u>
State of Alabama			
County of Shelby	} Know All N	len by These Presents:	
That in consideration of the sum of (\$348,000.00), the amount of whith hereto, to the undersigned Granton receipt whereof is acknowledged, I of Hylton-Murer a single woman, A woman (as to parcel II) (herein reconvey unto Robert Earl Howard, I (herein referred to as Grantee, who Shelby, County, Alabama, to wit;	ich can be vor r (whether one or we, Cynthia drienne Mure ferred to as Gi III and Kristen	erified in the Sales Cone or more), in hand paid H. Murer, a single womer, a married woman, and rantor, whether one or more E. Howard, as joint tenangers.	tract between the parties by the Grantee herein, the an (as to parcel I) Cynthia de Lauren Murer, a single are), grant, bargain, sell and the with right of survivorship
SEE EXHIBIT "A" ATTACHED HERE	ETO		
Property may be subject to taxe conditions, easements, liens, set unrecorded. No part of the homestead of the G	back lines, an	d other rights of whateve	· · · · · · · · · · · · · · · · · · ·
		e above described property	was financed with the
proceeds of a mortgage loan closed	•		YVAS IIITATIGCA WILIT LITC
TO HAVE AND TO HOLD to the said of them, then to the survivor of them together with every contingent remains	n in fee simple,	and to the heirs and assig	•
And I (we) do for myself (ourselves) the said Grantees, their heirs and premises; that they are free from algood right to sell and convey the sa administrators shall warrant and defagainst the lawful claims of all person	assigns, that Il encumbrance ame as aforese fend the same n.	I am (we are) lawfully sees, unless otherwise noted aid; that I (we) will and moted to the said Grantees, their	eized in fee simple of said dabove; that I (we) have a y (our) heirs, executors and ir heirs and assigns forever,
IN WITNESS WHEREOF, I (we) have	e hereunto set	my (our) hand(s) and seal	(s) this the Lands of
and A. Marca		Langer Misses	
Cynthia H. Murer		Lauren Murer	
Cynthia Hylton-Murer	70-	<u>Adrienne Murer</u>	
		A CONTROLLED IVICE	
State of Alabama			
County of Shelby I, M. A.	er Adrienne Mu , and who is/ar	irer and Cynthia Hylton-M re known to me, acknowle	lurer, whose name(s) is/are dged before me on this day
Given under my hand and official sea	al this the H	Hoday of MMO17	3035
Notary Public, State of Alabama		ALESIEN STATE	
My Commission Expires: <u>X 19</u>	24	OUBLIC OF TATE	

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

The E 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress and egress over and along the North 20 feet of the SW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress, egress, and utilities over and along the North 30 feet of the W 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East.

Parcel 2:

The W 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, and the E 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East. Also, an easement for the purpose of ingress and egress over and along the North 20 feet of the SW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress, egress, and utilities over and along the North 30 feet of the E 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2025 09:46:49 AM
\$378.00 BRITTANI
20250318000079960

alli 5. Beyl

Real Estate Sales Validation Form

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

Grantor's Name	Cynthia H. Murer Lauren Murer	Grantee's Name	Robert Earl Howard, III Kristen E. Howard	
Mailing Address	5773 Mous55 1016-mine-11-2518	Mailing Address		
Property Address	0 Quail Ridge Lane Wilsonville, AL 35186	Total Purchase Price or Actual Value	March 14, 2025 \$348,000.00	
		or Assessor's Market Value		
•	tract		ng documentary evidence: (check	
If the conveyance of this form is not re		contains all of the required in	formation referenced above, the filing	
	in	structions		
Grantor's name and current mailing add	· · · · · · · · · · · · · · · · · · ·	of the person or persons co	nveying interest to property and their	
Grantee's name an conveyed.	d mailing address - provide the name	e of the person or persons to	whom interest to property is being	
Property address -	the physical address of the property	being conveyed, if available.		
Date of Sale - the d	ate on which interest to the property	was conveyed.		
Total purchase price the instrument offer	e - the total amount paid for the purcled ed for record.	hase of the property, both rea	al and personal, being conveyed by	
	property is not being sold, the true veed for record. This may be evidence market value.			
valuation, of the pro-		cial charged with the respons	market value, excluding current use sibility of valuing property for property <u>abama 1975</u> § 40-22-1 (h).	
l attest, to the best further understand Code of Alabama 1	of my knowledge and belief that the interpretation that any false statements claimed on 975 § 40-22-1 (h).	information contained in this this form may result in the in	document is true and accurate. I nposition of the penalty indicated in	
Date <u>March</u> 11, 202	25	Print Cynthia H. Mur		
Unattested	(verified by)	Sign (Grantor/G	Grantee/Owner/Agent) circle one	