

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

11 Shephard Gap Road
Leeds, AL 35094

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Forty Eight Thousand Dollars and No Cents (\$348,000.00)**, 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, **Cynthia H. Murer, a single woman (as to parcel I) Cynthia Hylton-Murer a single woman, Adrienne Murer, a married woman, and Lauren Murer, a single woman (as to parcel II)** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Earl Howard, III and Kristen E. Howard**, as joint tenants with right of survivorship (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 taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantors herein or spouse, if any.

\$ 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 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 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of March, 2025.

Cynthia H. Murer
Cynthia H. Murer

Lauren Murer
Lauren Murer

Cynthia Hylton-Murer
Cynthia Hylton-Murer

Adrienne Murer
Adrienne Murer

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Cynthia H. Murer and Lauren Murer Adrienne Murer and Cynthia Hylton-Murer, 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.

Given under my hand and official seal this the 14th day of March, 2025.

Mike T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

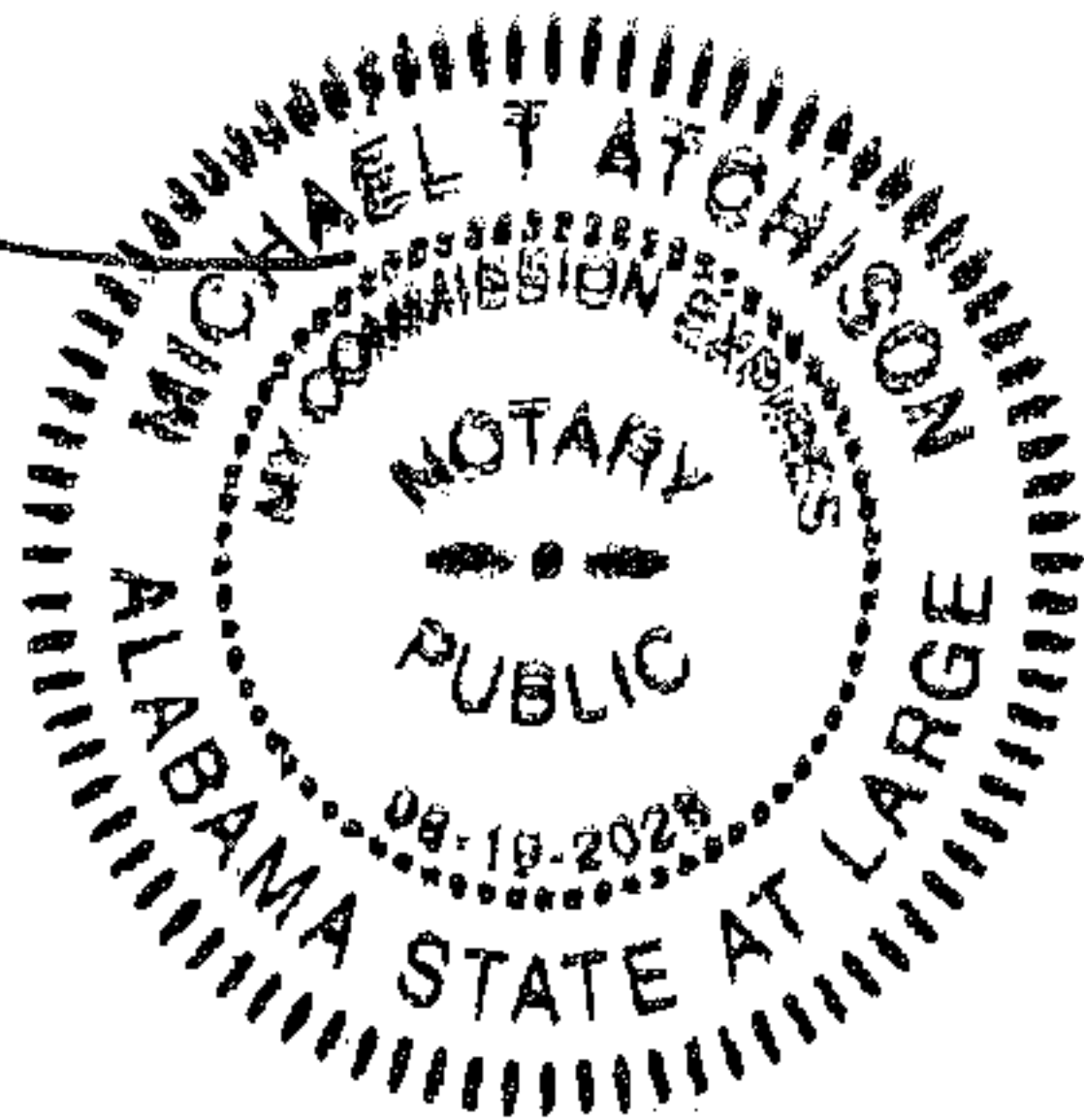


EXHIBIT "A"
LEGAL DESCRIPTION

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.

Alli S. Bayal

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

Form RT-1