

This instrument was prepared by
Amanda Howard
439 Highway 50
Vandiver AL 35176

Send Tax Notice To:
Skyler Castleberry
439 Highway 50
Vandiver AL 35176

WARRANTY DEED



20250325000088900 1/3 \$125.50
Shelby Cnty Judge of Probate, AL
03/25/2025 10:30:03 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN DOLLARS (\$10.00) AND TO COMPLY WITH THE LAST WISHES OF ELENOR ZENOBIA HOWARD, DECEASED** to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Amanda Howard, an unmarried woman; Victor Howard, an unmarried man; Darren Howard, an unmarried man and Sheila Grimes, a married woman, as heirs at law of Elenor Zenobia Howard

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Skyler Castleberry

(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

Elenor Zenobia Howard aka Zenobia Howard was the surviving grantee of those certain deed recorded in Deed Book 298, page 405 and Real 132, page 157, in the Probate Office of Shelby County. The other grantee Richard L Howard having died on December 31, 2003

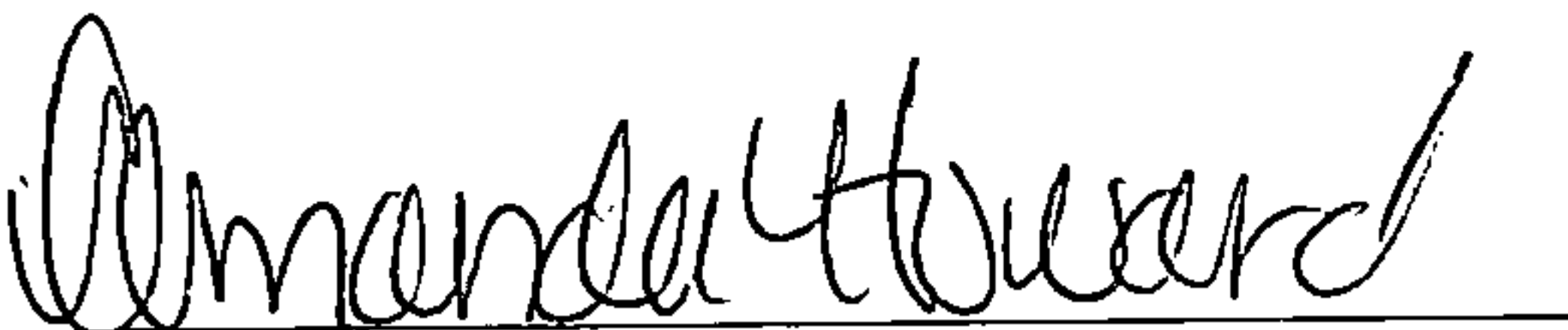
The grantors herein constitute all of the heirs at law of Elenor Zenobia Howard who died October 14, 2024

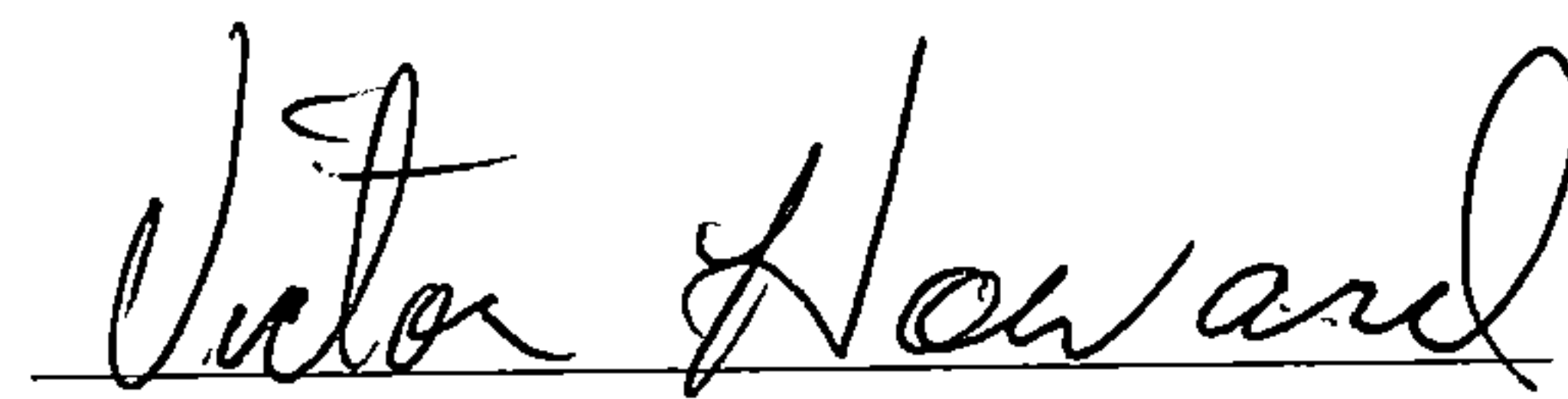
This property is not the homestead of Sheila Grimes or her spouse.


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, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of Feb, 2025.


Amanda Howard


Victor Howard


Darren Howard


Sheila Grimes

Shelby County, AL 03/25/2025
State of Alabama
Deed Tax: \$95.50

STATE OF ALABAMA
COUNTY OF St. Clair

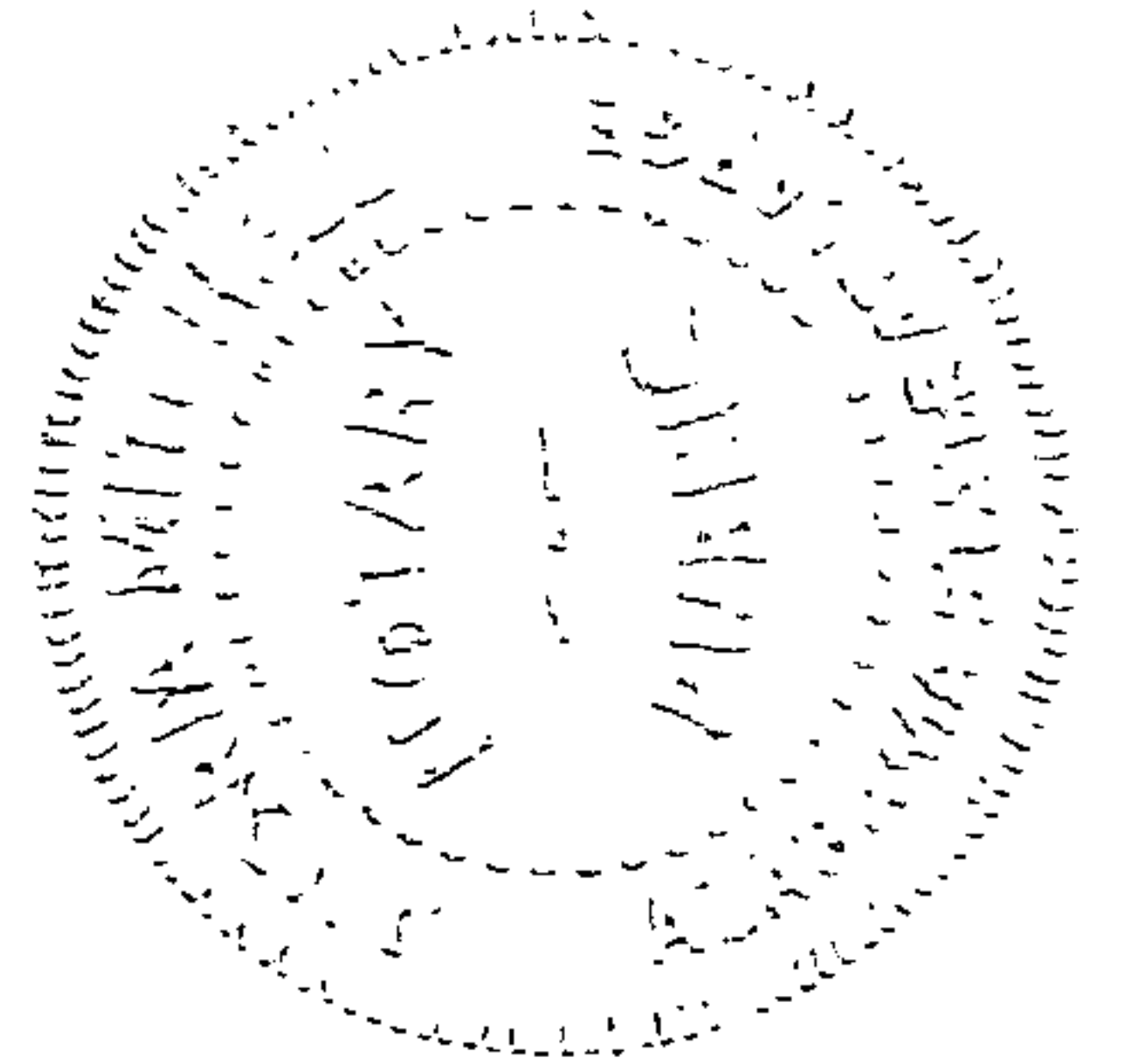


20250325000088900 2/3 \$125.50
Shelby Cnty Judge of Probate, AL
03/25/2025 10:30:03 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that AMANDA HOWARD, whose name is 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of Feb, 2025.

Andria Mitchell
Notary Public
ANDRIA MITCHELL
Notary Public, Alabama State At Large
My Commission Expires 11/10/2025
My Commission Expires _____

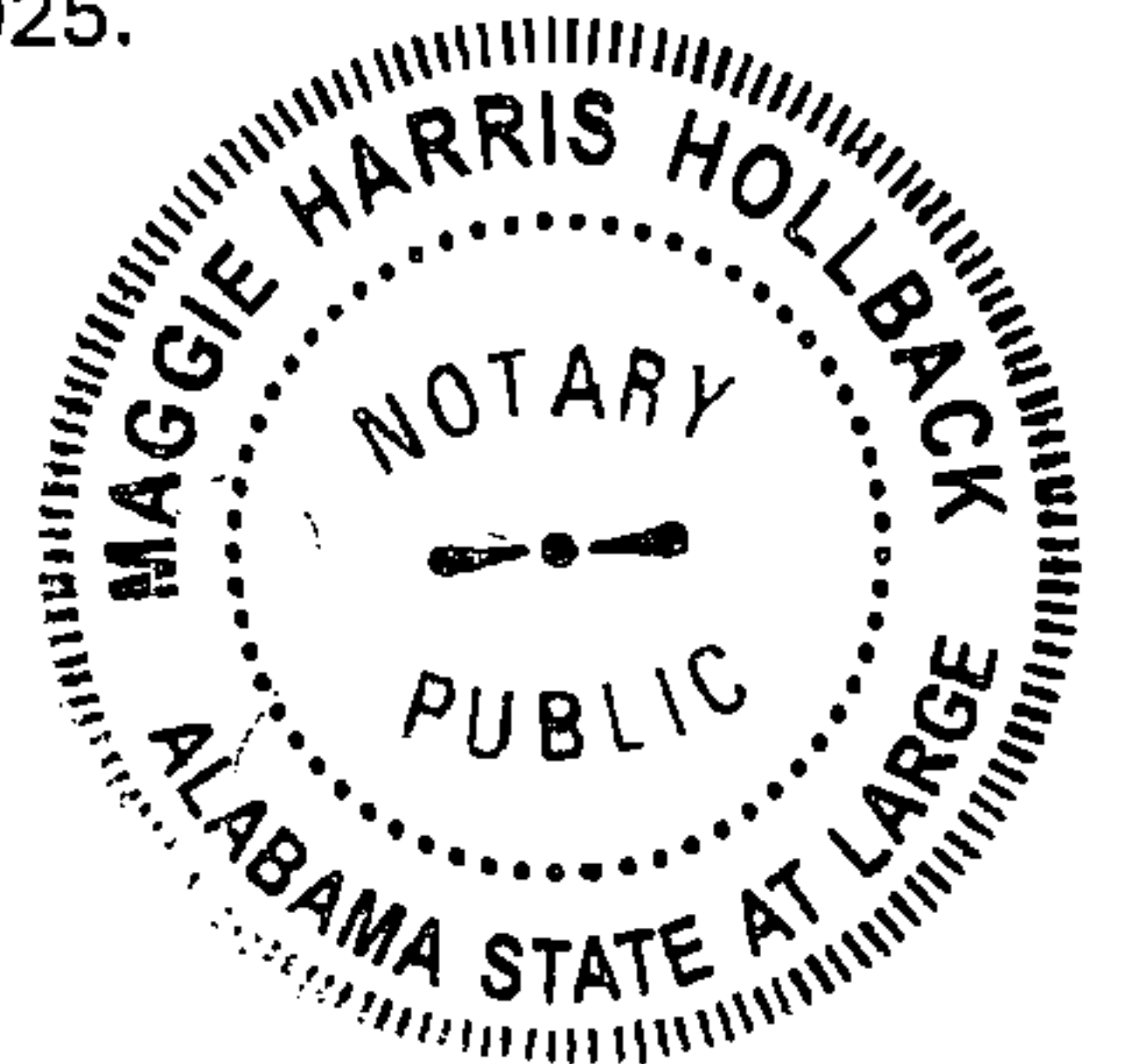


STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that VICTOR HOWARD, whose name is 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of Feb, 2025.

Maggie Harris Hollback
Notary Public
My Commission Expires 2/25/25

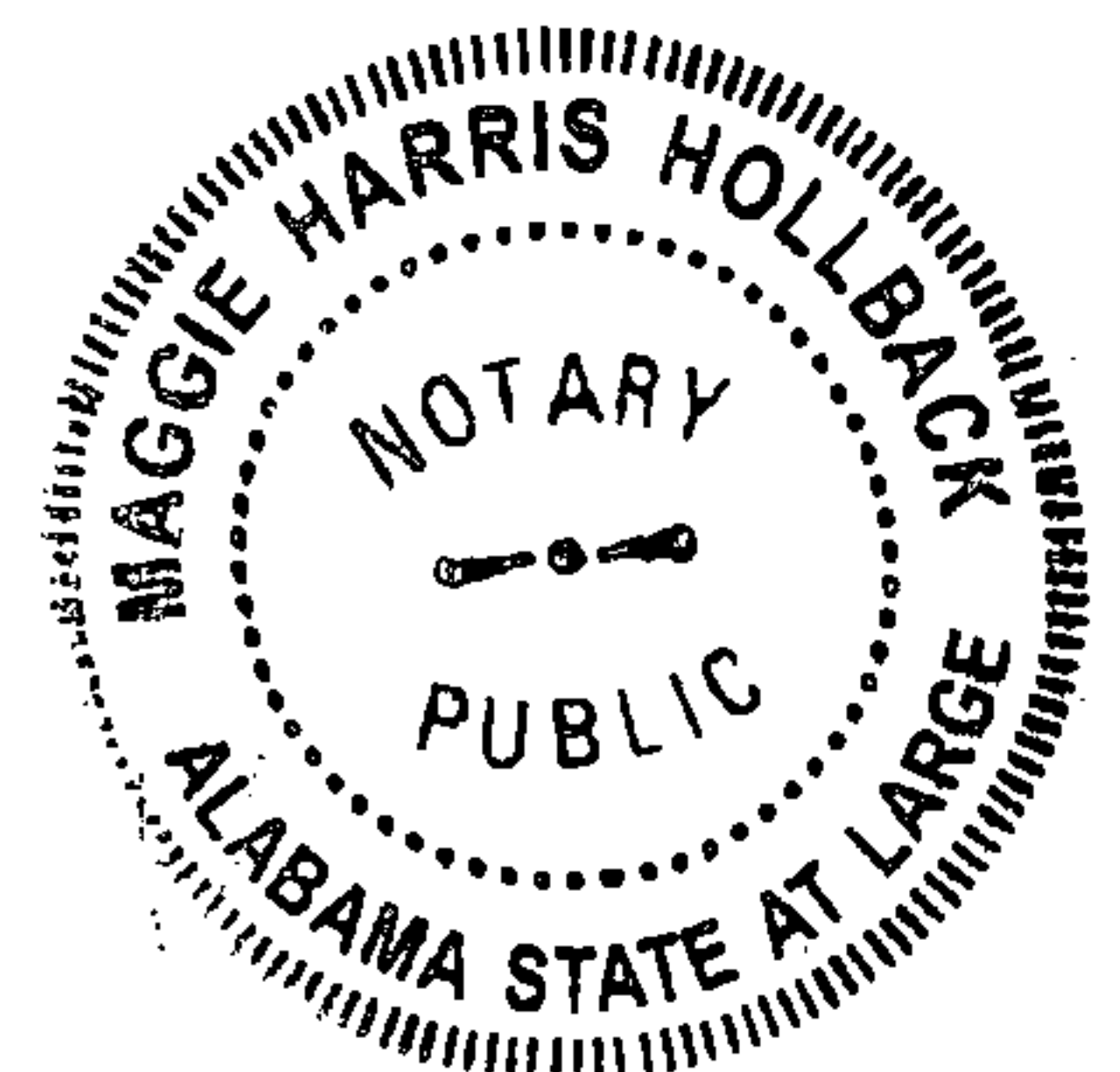


STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DARREN HOWARD, whose name is 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of Feb, 2025.

Maggie Harris Hollback
Notary Public
My Commission Expires 2/25/25



STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHEILA GRIMES, whose name is 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of Feb, 2025.

Andria Mitchell
Notary Public
ANDRIA MITCHELL
Notary Public, Alabama State At Large
My Commission Expires 11/10/2025
My Commission Expires _____

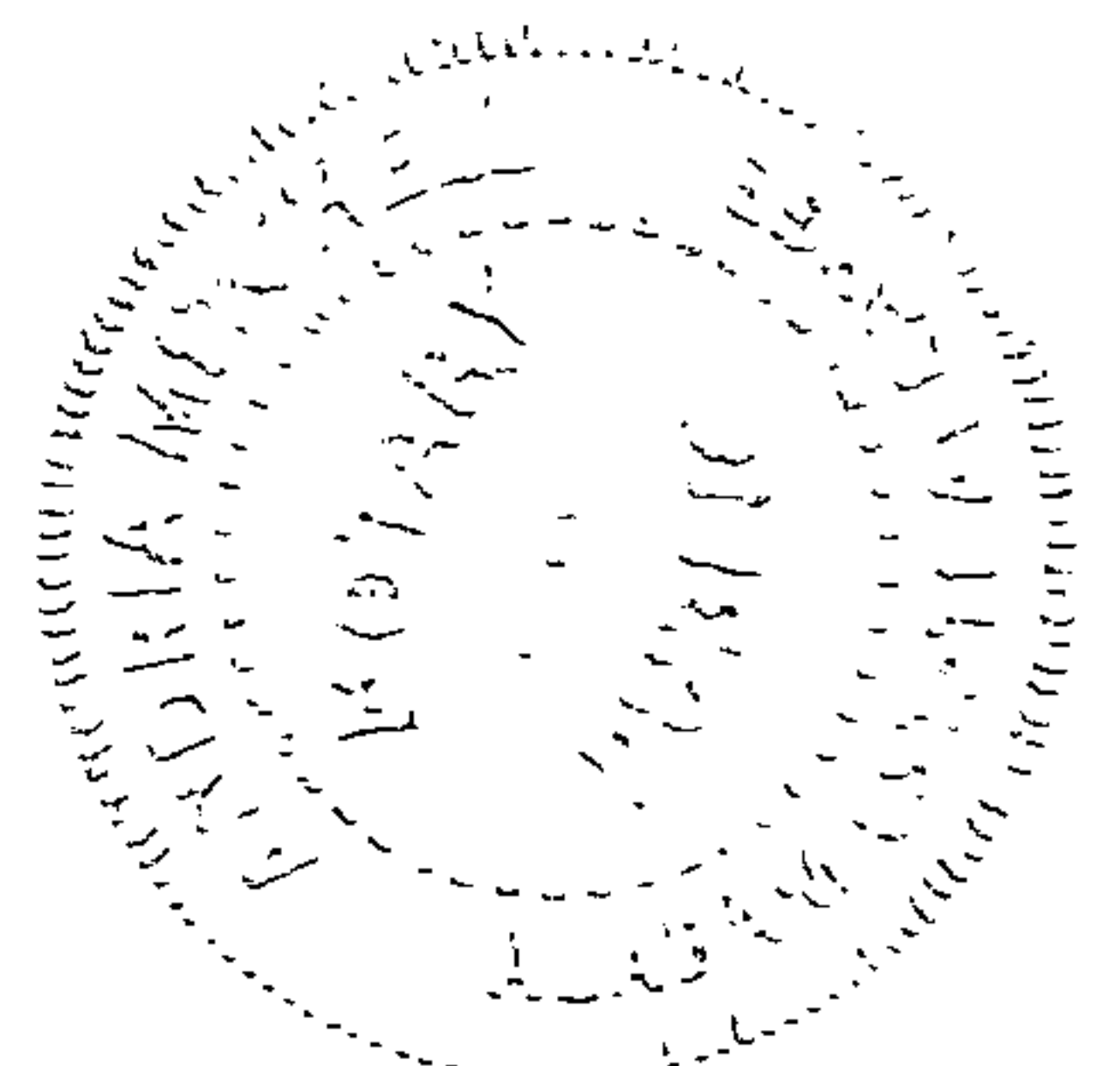


Exhibit A



20250325000088900 3/3 \$125.50
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03/25/2025 10:30:03 AM FILED/CERT

Parcel 1

Commence at the NW corner of the NE¼ of the SW¼ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and run in a southerly direction and along the west line of said ¼-¼ section a distance of 812.46 feet to a point; thence deflect 84°29'40" to the left and run in a Southeasterly direction a distance of 458.77 feet to the point of beginning of the herein described property; thence deflect 74°29'10" to the left and run in a Northeasterly direction a distance of 208.58 feet to a point; thence turn an interior angle of 105°32'20" and run to the right and in a southeasterly direction a distance of 210.00 feet to a point on the Northeast right of way of Vandiver cut-off road; thence turn an interior angle of 74°30'00" and run to the right in a Southwesterly direction along said road a distance of 210 feet to a point; thence turn an interior angle of 105° 28' 30" and run to the right and in a Northwesterly direction a distance of 210.00 feet to the point of beginning.

Parcel 2

Commence at the NW corner of the NE¼ of the SW¼ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and run in a southerly direction and along the west line of said ¼-¼ section a distance of 812.46 feet to a point; thence deflect 84°29'40" to the left and run in a Southeasterly direction a distance of 338.77 feet to the point of beginning of the herein described property; thence deflect 74°29'10" to the left and run in a Northeasterly direction a distance of 208.58 feet to a point; thence turn an interior angle of 105°32'20" and run to the right and in a southeasterly direction a distance of 120.00 feet to a point; thence turn an interior angle of 74°30'00" and run to the right in a Southwesterly direction a distance of 208.63 feet to a point; thence turn an interior angle of 105° 28' 30" and run to the right and in a Northwesterly direction a distance of 120.00 feet to the point of beginning.

<p>Grantor's Name/Mailing Address: Amanda Howard; Darren Howard; Victor Howard & Sheila Grimes 439 Highway 50 Vandiver AL 35176</p>	<p>Grantee's Name/Mailing Address: Skyler Castleberry 439 Highway 50 Vandiver AL 35176</p>	<p>Property address: 421 & 439 Highway 50 Vandiver AL 35176</p> <p>Date of sale:</p> <p>Assessed value: \$95,070.00</p>
<p>The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:</p> <p><input type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Other TAX ASSESSMENT</p>		