

**SEND TAX NOTICE TO:  
Michael Tucker Lansford  
124 Moss Stone Lane  
Calera, Alabama 35040**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Twenty Five Thousand dollars & no cents (\$225,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Brad A. Howell and Aimee Leanne Brookes, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Michael Tucker Lansford** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 67, according to the Final Plat of Stonecreek, Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.**

\$202,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

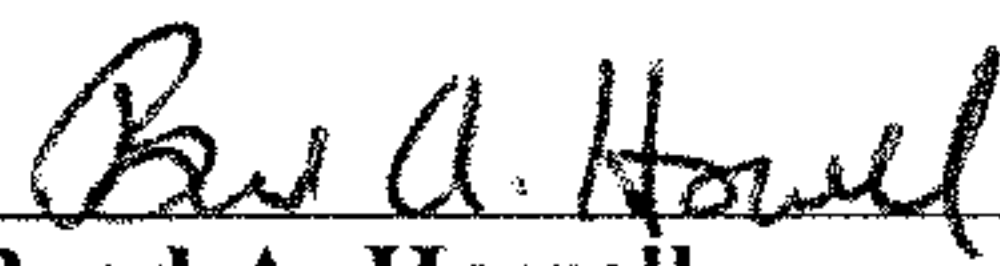
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 44.

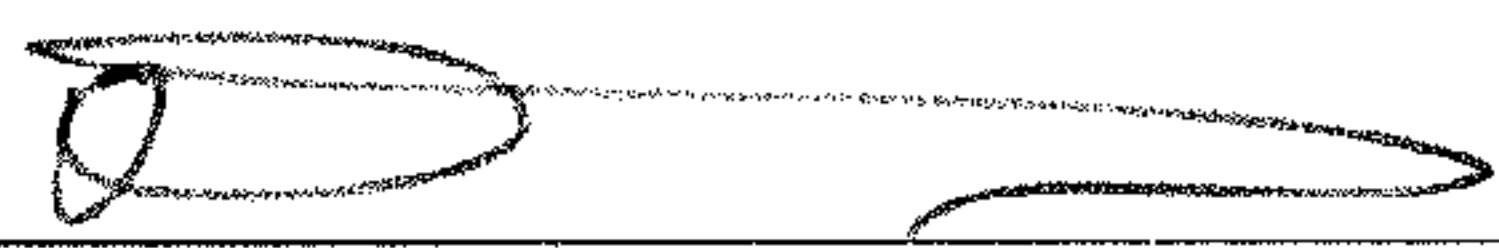
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. 2005-38554 and Inst. No. 2003-81566 and Inst. No. 2006-31514 in the Probate Office of Shelby County, Alabama.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 4, 2025** .

  
\_\_\_\_\_  
**Brad A. Howell** (Seal)

  
\_\_\_\_\_  
**Aimee Leanne Brookes** (Seal)

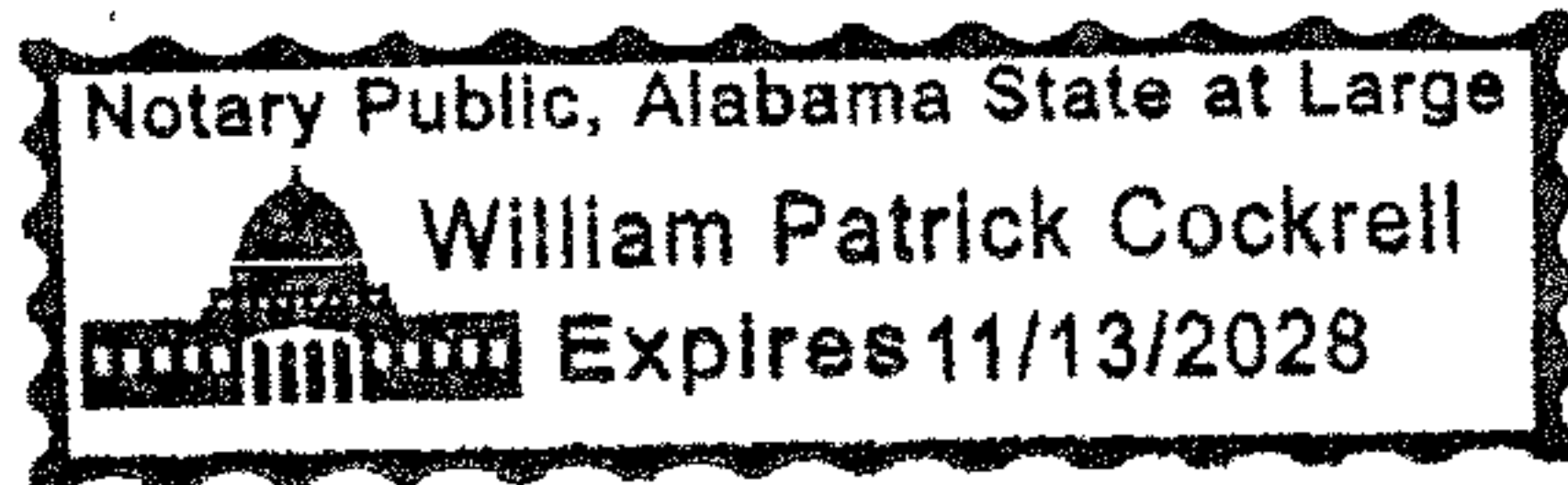
**STATE OF ALABAMA**

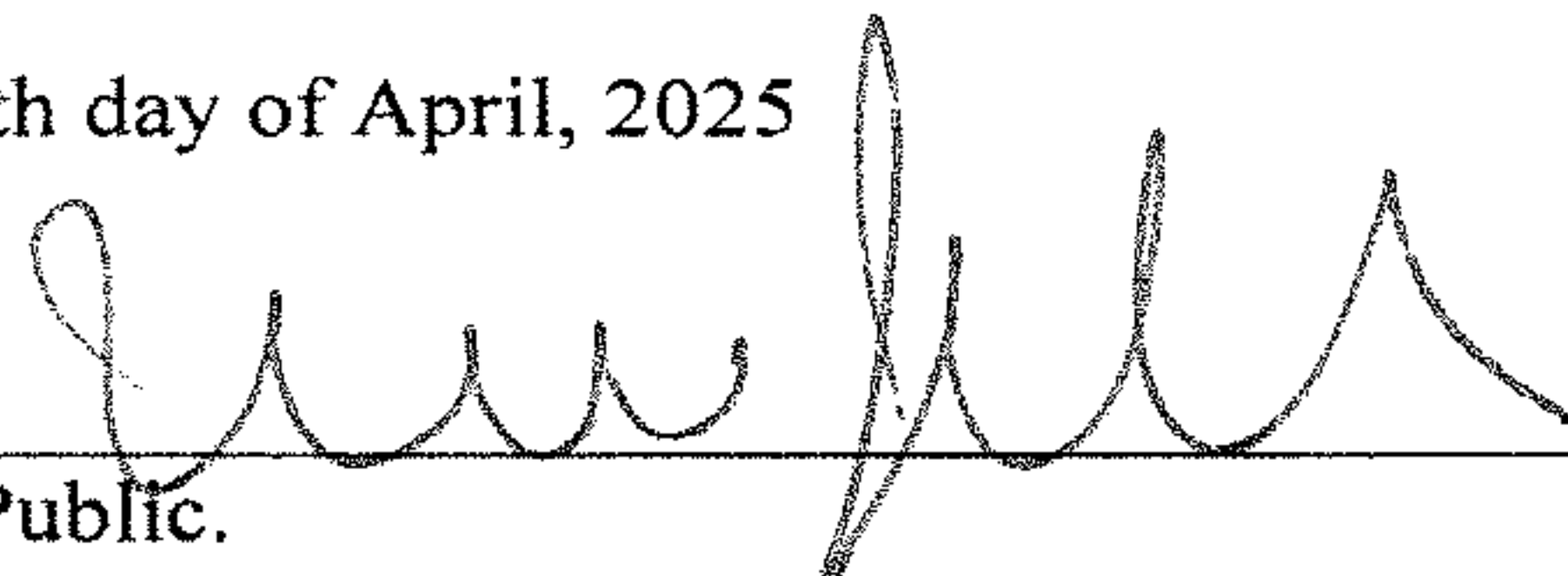
**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brad A. Howell and Aimee Leanne Brookes, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2025



  
\_\_\_\_\_  
Notary Public.

(Seal)  
My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/04/2025 12:30:07 PM  
\$50.50 BRITTANI  
20250404000101570

*Alvin S. Byrd*

**Real Estate Sales Validation Form**

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Brad A. Howell and Aimee Leanne Brookes

Grantee's Name Michael Tucker Lansford

Mailing Address 505 St. Lauren Way  
Birmingham, Alabama 35242  
Property Address 124 Moss Stone Lane,  
Calera, Alabama 35040

Mailing Address 124 Moss Stone Lane  
Calera, Alabama 35040  
Date of Sale 04/04/2025

Total Purchase Price \$225,000.00  
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  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 4.4.2025

Print Michael Tucker Lansford

Unattested

*Up*  
(verified by)

Sign *Mich Tucker Lansford*  
(Grantor/Grantee/Owner/Agent) circle one