

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:
Myra Cash Howell



20250428000124230 1/3 \$184.00
Shelby Cnty Judge of Probate, AL
04/28/2025 10:54:55 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND SIX HUNDRED SEVNTY DOLLARS AND ZERO CENTS (\$155,670.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Van Howell*, a married man (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Myra Cash Howell* (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:

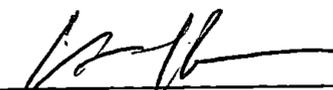
1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

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 28 day of April, 2025.

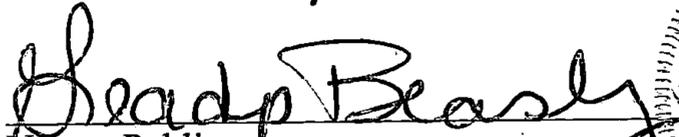


Van Howell

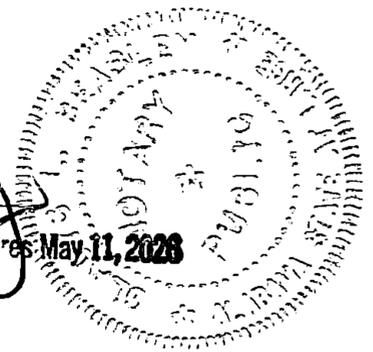
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Van 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 28 day of April 2025.



Notary Public
My Commission Expires: **May 11, 2028**



Shelby County, AL 04/28/2025
State of Alabama
Deed Tax: \$156.00

EXHIBIT A—LEGAL DESCRIPTION



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A part of the NW $\frac{1}{4}$ of Section 28, Township 21, Range 1 West, more particularly described as follows: Commence at a point where the East line of the NW $\frac{1}{4}$ of said Section 28 is intersected by the southern boundary of the old Tuscaloosa Road and run thence in a westerly direction along the southern boundary of the old Tuscaloosa Road and after the intersection of the southern boundary of the old Tuscaloosa Road and the southern boundary of the present Alabama Highway No. 70, continue along the southern right of way line of Alabama Highway No. 70, all, a total of 420 feet to point of beginning; thence continue in the same direction a distance of 210 feet to a point on the souther right of way line of Alabama Highway No. 70; from said point turn left and run southerly parallel with the eastern boundary of said NW $\frac{1}{4}$ a distance of 210 ft. to a point; thence turn to the left and run easterly parallel with the northern boundary of the property being conveyed hereby (being parallel to that portion of the southern right of way line of Alabama Highway No. 70 which forms a part of the northern boundary herein conveyed, and further being parallel to that portion of the southern boundary of the old Tuscaloosa Road which forms a part of the northern boundary of the property herein conveyed) for a distance of 210 feet, more or less, to a point; thence turn to the left and run to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Van Howell
Mailing Address 1869 Hwy 1869 Hwy 70
Columbiana, AL
35051

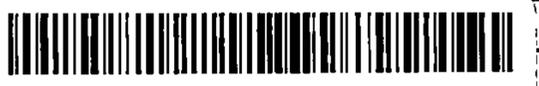
Grantee's Name Myra C Howell
Mailing Address 1869 Highway 70
Columbiana, AL 35051

Property Address 1869 Highway 70
Columbiana, AL 35051

Date of Sale 4/28/25
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 155,670.00



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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 _____

Print Van Howell

Unattested

Sign Van Howell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one