



20250623000190210 1/4 \$63.00  
Shelby Cnty Judge of Probate, AL  
06/23/2025 11:43:47 AM FILED/CERT

This instrument was prepared by:  
David Snoddy  
Without opinion  
Law Offices of Jeff W. Parmer LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Al 35209

**Property Address:**  
TBD Stormy Lane  
Sterrett, AL 35147

**Grantee's Address:**

### WARRANTY DEED

State of Alabama  
County of Shelby

That in consideration of THIRTY TWO THOUSAND DOLLARS AND ZERO CENTS (\$32,000.00) to the undersigned grantor **Teresa Howard, an unmarried woman** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **David Scott Evans, II and Aramie Garrett Evans** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

Subject to any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

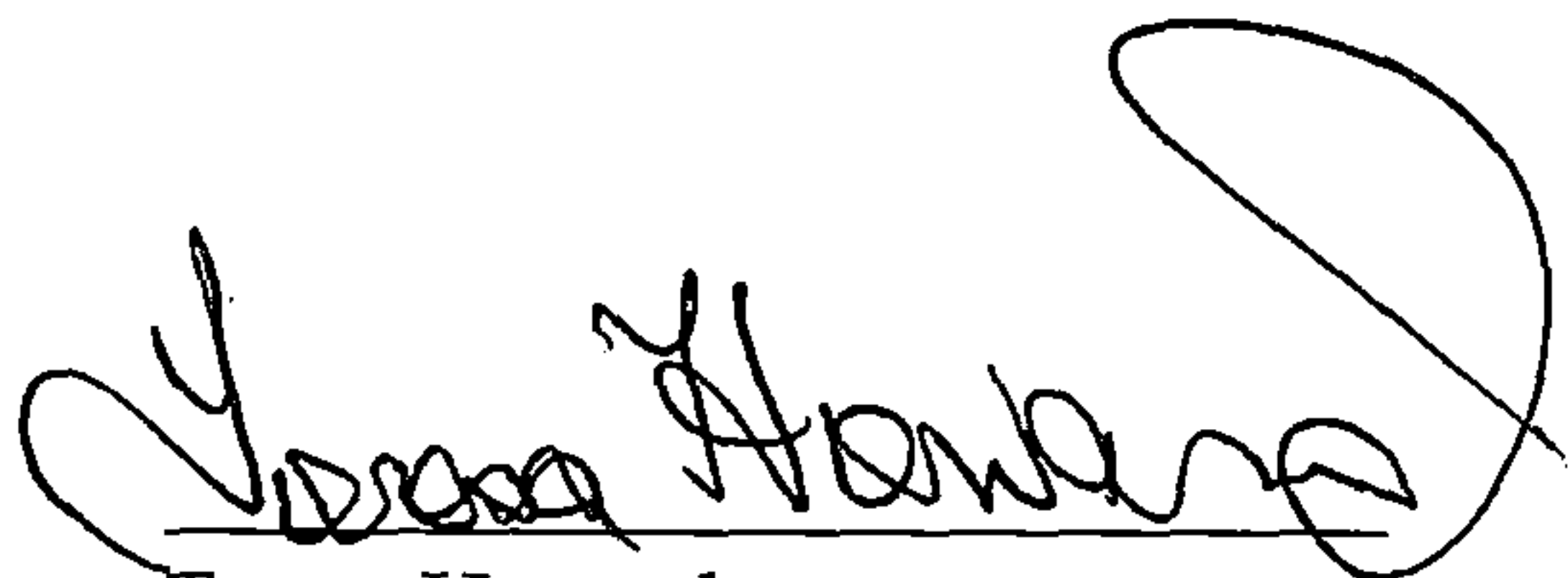
Subject property is not the homestead of the grantor or their spouse, if any.

Teresa Howard being the surviving grantee of that certain deed recorded in Deed Book 287, Page 395. Michael Howard, deceased, having departed this life on or about February 8, 2024.

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 said GRANTOR does for itself, its successors and assigns, covenant with said

GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.

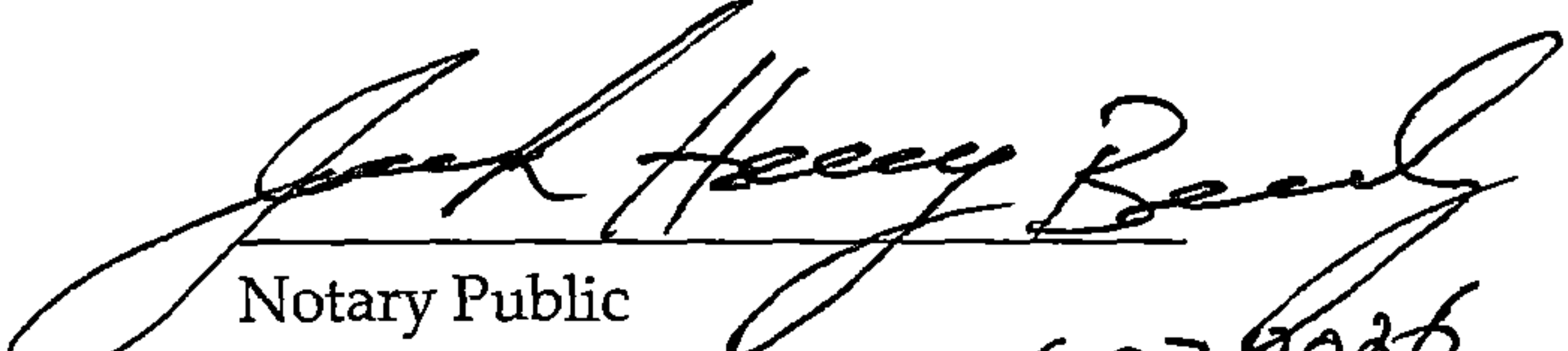
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 11 day of April, 2025.

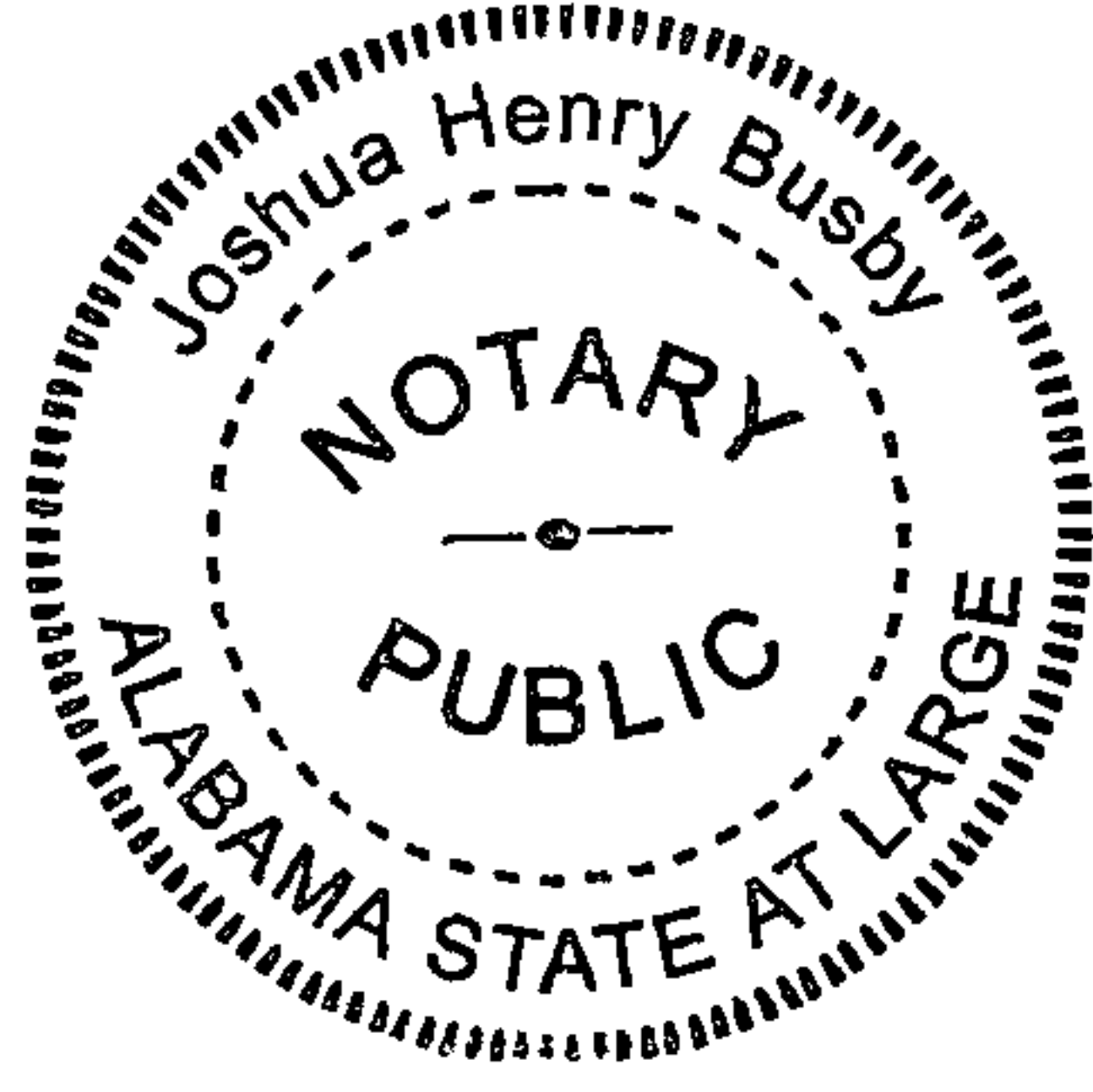
  
Teresa Howard

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Teresa Howard whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of April, 2025.

  
Notary Public  
My Commission Expires: 06-07-2026





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## EXHIBIT "A"

A parcel of land situated in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, thence easterly along the north  $\frac{1}{4}$  -  $\frac{1}{4}$  line and run 330.12 feet to a point; thence turn a left interior angle of 90 degrees 28'39" and run southerly and parallel to the west section line 264.00 feet to a point; thence turn a left interior angle of 89 degrees 31'21" and run 330.12 feet to a point on the west section line; thence turn a left interior angle of 90 degrees 28'39" and run North along said west section line 264.00 feet to the point of beginning, making a closing left interior angle of 89 degrees 31'21". Subject to all easements, written and unwritten, including but not limited to the following: Ingress and egress by way of an unimproved road which passes through the east portion of the property and utilities which lie adjacent to this road and which serve this parcel and adjacent properties. According to. Survey of John S. Parks, AL Reg. #12579.

### LESS AND EXCEPT:

A parcel of land situated in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, a hex bar, thence easterly along the North  $\frac{1}{4}$  -  $\frac{1}{4}$  line 330.12 feet to an iron pin and the point of beginning; thence 89 degrees 31'21" right in a southerly direction 264.00 feet to an iron pin; thence 90 degrees 28'39" right in a westerly direction 77.0 feet to the centerline of Stormy Lane; an unimproved public road, 12 feet in width; thence 99 degrees right in a northerly direction 40.00 feet along said Stormy Lane centerline; thence 4 degrees 45' right in a northerly direction 113.0 feet along said Stormy Lane centerline; thence 2 degrees 33'55" left in a northerly direction 116.94 feet along said Stormy Lane centerline to a point on the north parcel line; thence turn a left interior angle of 101 degrees 11'05" and run easterly 19.0 feet to the point of beginning. According to the May 6, 1992, survey of John S. Parks, ALA. REG. #12579.



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### Real Estate Sales Validation Form

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

Grantor's Name	Teresa Howard	Grantee's Name	David Scott Evans, II and Aramie Garrett Evans
Mailing Address	<u>300 3<sup>rd</sup> Ave S</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>109 Stormy Ln</u> <u>Sterrett, AL 35147</u>
Property Address	<u>TBD Stormy Lane</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>04/11/2025</u>
		Total Purchase Price	<u>\$32,000.00</u>
		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)

- |                                                    |                                      |
|----------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal   |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Closing Statement         |                                      |

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 4/11/25

Print Teresa Howard

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign Teresa Howard  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent), circle one