

STATE OF ALABAMA  
SHELBY COUNTY

20250624000191720 1/3 \$503.00  
Shelby Cnty Judge of Probate, AL  
06/24/2025 12:00:47 PM FILED/CERT

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 18 day of June, 2025, by and between **Carl McKinley Howard II and Elizabeth Molett Howard**, a married couple, herein referred to as “Grantor” (whether one or more), does hereby grant, bargain, sell and convey unto **Carl McKinley Howard II and Elizabeth Molett Howard, Trustees of the 490 Trust, dated June 18, 2025**, herein referred to as “Grantee” (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Parcel 1, according to the John W. Rosamond Boundary Survey, recorded in Map Book 24, Page 76, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

From a 2-inch pipe accepted as the SW corner of the NE ¼ of the NW ¼ of Section 2, Township 21 South, Range 1 East, being the point of beginning of herein described parcel of land, run thence North along the accepted West boundary of said NE ¼ of NW ¼ a distance of 685.25 feet to a ½-inch rebar; thence turn 90 degrees 09 minutes 21 seconds right and run 458.45 feet along an accepted property line to a 1.5-inch pipe; thence turn 90 degrees 08 minutes 48 seconds left and run 395.72 feet to an 1.5-inch pipe; thence turn 89 degrees 19 minutes 23 seconds right and run 210.83 feet to a 1.25-inch solid bar; thence turn 89 degrees 12 minutes 04 seconds left and run 231.22 feet to a ½-inch rebar on the South boundary of Shelby County Highway #48 (60-foot right of way); thence turn 90 degrees 15 minutes 11 seconds right and run 50.00 feet along said highway boundary to a ½-inch rebar; thence turn 89 degrees 44 minutes 49 seconds right and run 1313.11 feet to a ½-inch rebar on the accepted South boundary of aforementioned NE 1/4 of NW ¼ of land; thence turn 89 degrees 52 minutes 21 seconds right and run 716.85 feet along said accepted South boundary to the point of beginning of herein described parcel of land.

Subject to:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 239; Deed Book 133, Page 240 and Deed Book 236, Page 184.
2. Right of way for County Highway #48.
3. Road Maintenance Agreement as recorded in Inst. NO. 1999-35818.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

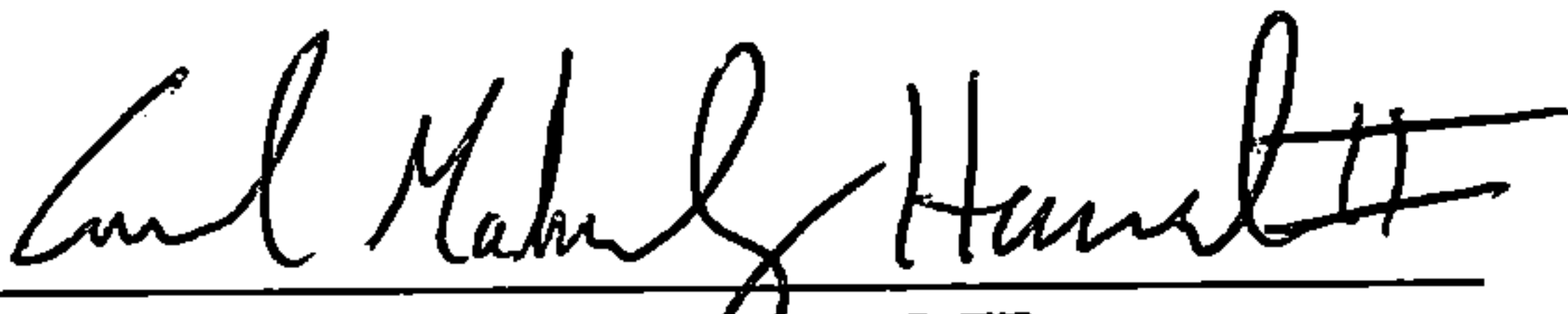
**NO CERTIFICATION OF TITLE.** This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

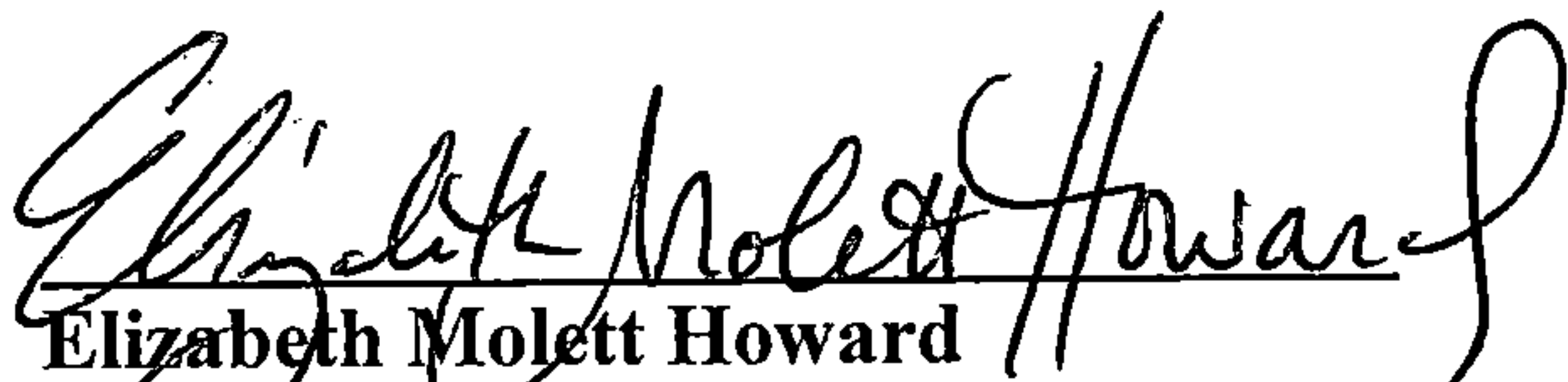
Shelby County, AL 06/24/2025  
State of Alabama  
Deed Tax: \$475.00

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 18 day of June, 2025.

  
Carl McKinley Howard II

  
Elizabeth Molett Howard

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Carl McKinley Howard II and Elizabeth Molett 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 instrument, executed the same voluntarily on the day the same bears date.

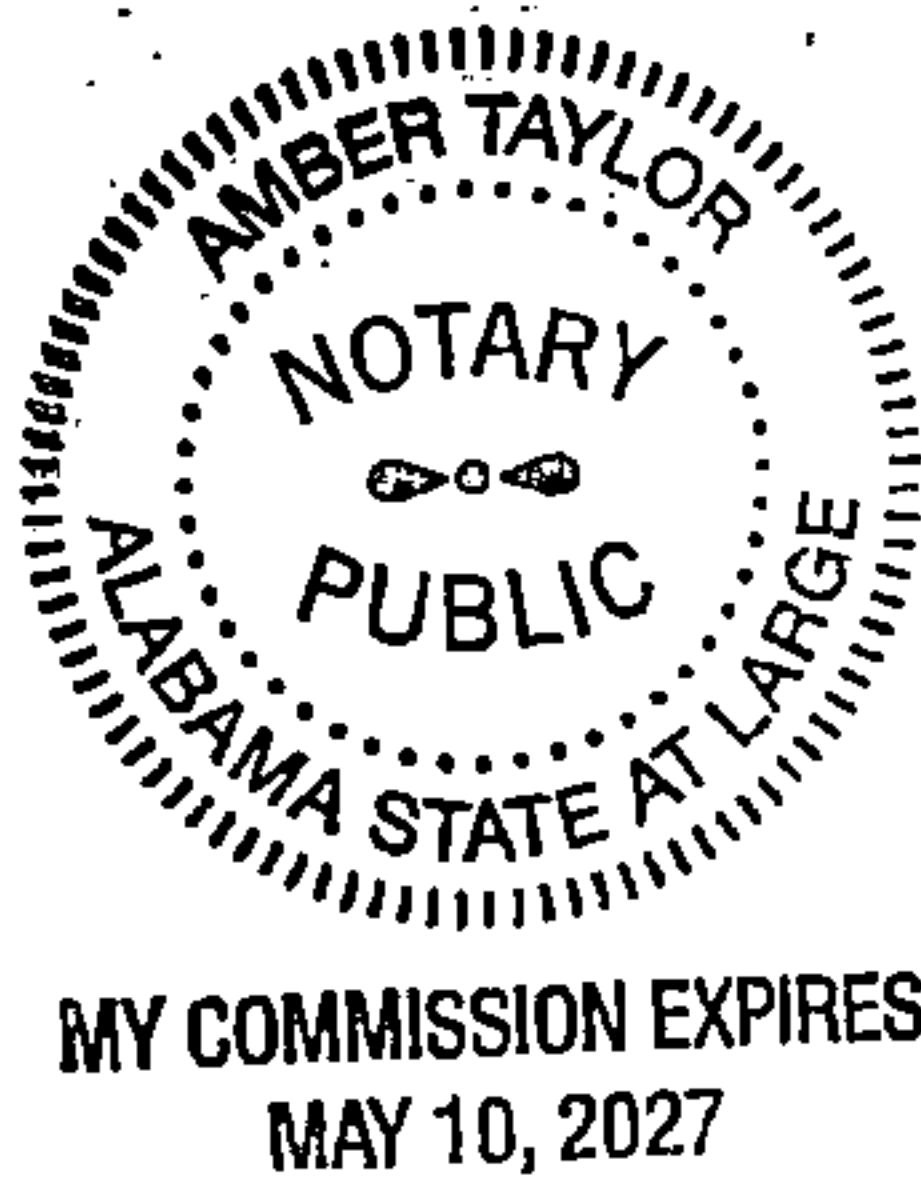
Given under my hand and seal this 18 day of June, 2025.

[SEAL]

  
NOTARY PUBLIC

Grantee's Mailing Address

2454 Blue Springs Rd.  
Wilsonville, AL 35186







20250624000191720 3/3 \$503.00  
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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 Carl McKinley Howard II and Elizabeth  
Mailing Address Molett Howard  
2454 Blue Springs Rd  
Wilsonville, Alabama 35186

Grantee's Name Carl McKinley Howard II and Elizabeth  
Mailing Address Molett Howard, Trustees of the 490 Trust,  
dated June 18, 2025 2454 Blue Springs Rd  
Wilsonville, Alabama 35186

Property Address 2454 Blue Springs Rd  
Wilsonville, AL  
35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 474,850

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 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

6/24/25

Print

Elizabeth Molett Howard

Sign

Elizabeth Molett Howard

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1