

This Instrument was Prepared by:

Send Tax Notice To: LDT Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

316 Golden Meadows PL
Alabaster, AL 35007

File No.: MV-25-30494

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Glenda Howell, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **LDT Properties, LLC**, (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

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantor herein or spouse.

\$150,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of June, 2025.

Glenda Howell
Glenda Howell

State of Alabama

County of Shelby

I, Mike T. Atchison , a Notary Public in and for the said County in said State, hereby certify that **Glenda Howell**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of June, 2025.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

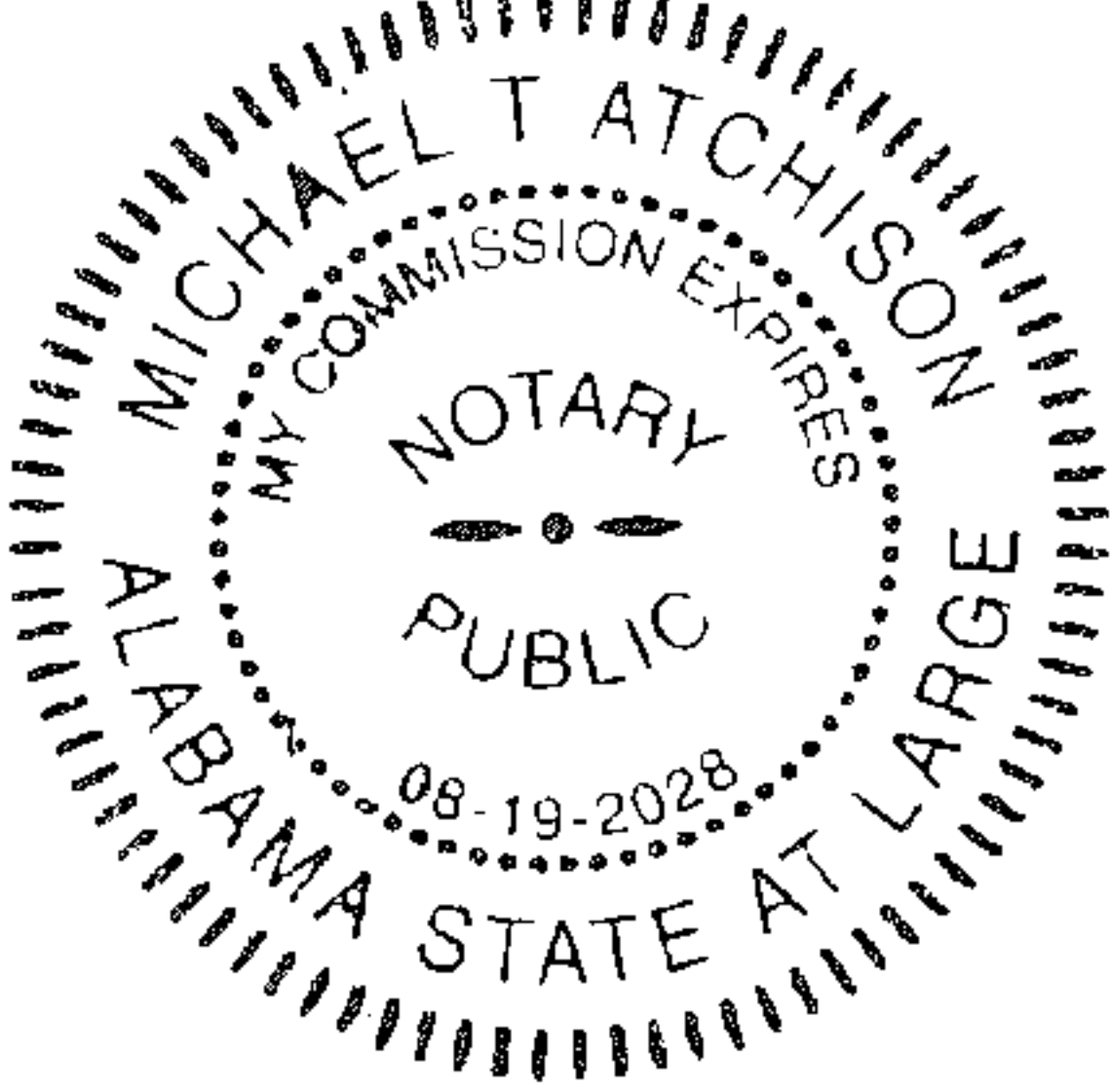


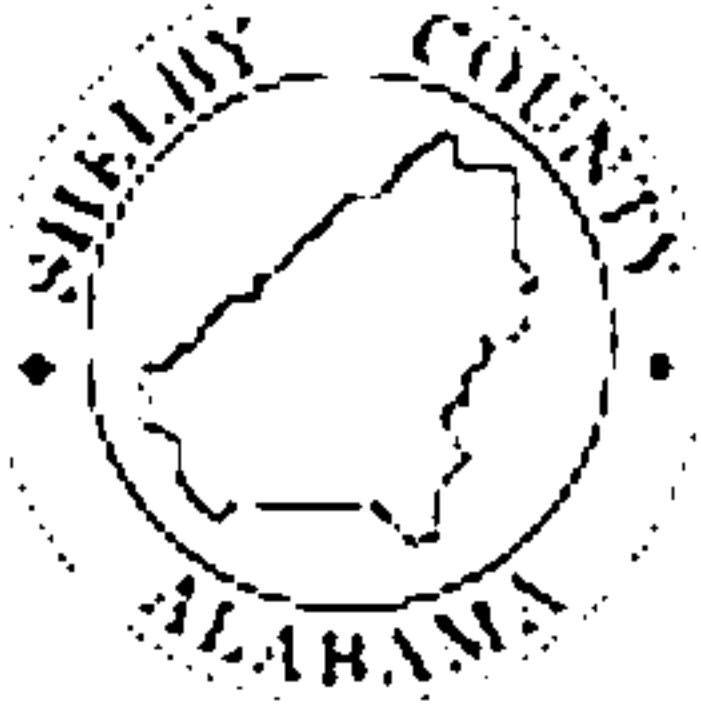
EXHIBIT "A"
LEGAL DESCRIPTION

A part of the North 1/2 of the Southwest 1/4 of Section 28, Township 21 South, Range 3 West, described as follows:

From the Southwest corner of Northwest 1/4 of Southwest 1/4 of Section 28, run easterly along South line of Northeast 1/4 of Southwest 1/4 of Section 28 for 1253.61 feet to the point on East right of way line of Montevallo-Elyton Highway for point of beginning of tract herein described; thence turn an angle of 125 degrees 41 minutes to left and run northwesterly along the East right of way line of said Montevallo-Elyton Highway 467 feet; thence turn an angle of 01 degrees 55 minutes to the right and continue northwesterly along the East right of way line of said Highway 74.55 feet; thence turn an angle of 84 degrees 53 minutes 40 seconds to the left and run southwesterly 10.3 feet; thence turn an angle of 89 degrees 33 minutes to right and run northwesterly along east right of way line of said Highway 100 feet; thence turn an angle of 04 degrees 31 minutes 20 seconds to right and continue northwesterly along the East right of way line of said Highway 94.96 feet; thence turn an angle of 94 degrees 07 minutes 20 seconds to right and run northeasterly 9.80 feet; thence turn an angle of 84 degrees 45 minutes to left and run northwesterly along the East right of way line of said Montevallo and Elyton Highway 23.0 feet, more or less, to the point of intersection of East right of way line of said Highway and the center line of a ditch; thence run northeasterly along the centerline of said ditch, with the meandering of said ditch 668.72 feet, more or less to the point of intersection of the centerline of said ditch and the West right of way line of the southern Railroad; thence run southwesterly along the West right of way line of aid railroad 950.00 feet, more or less, to point of intersection of the West right of way line of said railroad and the South boundary line of the Northwest 1/4 of Southwest 1/4 of Section 28; thence run westerly along South line of Northwest 1/4 of Southwest 1/4 of Section 28 for 17.89 feet to the point of beginning, being situated in Shelby County, Alabama.

ALSO KNOWN AS:

Lots 1,2 3,4 & 5, Howell Family Subdivision, as recorded in Map Book 46, Page 32, Probate Office, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2025 02:47:36 PM
 \$178.00 BRITTANI
 20250627000196650

Allen S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name	<u>Glenda Howell</u>	Grantee's Name	<u>LDT Properties, LLC</u>
Mailing Address	<u>P.O. Box 52</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>316 Golden Meadow, 9L</u> <u>Alabama, AL 35007</u>
Property Address	<u>11961 Highway 17</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>June 27, 2025</u>
		Total Purchase Price	<u>\$300,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 June 24, 2025

Print Glenda Howell

Unattested

Sign Glenda Howell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one