

Prepared by:
Eric Generes
3550 Buschwood Park Dr. Ste 200
Tampa, FL 33618

Property Address:
130 Hwy 221
Montevallo, AL 35115

Grantee's Address:
130 Highway 221
Montevallo, AL 35115

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED SIXTY-FIVE DOLLARS (\$265,000.00), and other good and valuable consideration in hand paid to Kevin Ray Howell and Mellissa Howell, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Solomon Glenn and Kaytlen DeSimone, a married couple, as joint tenants with right of survivorship (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

The amount of \$251,750 of the consideration amount of \$265,000 is being paid through a mortgage.

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.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:


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.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 31st day of July, 2025.

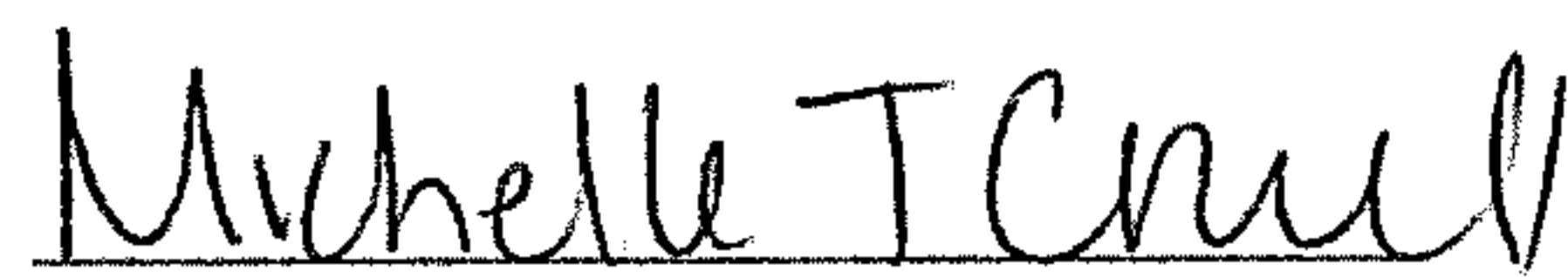

Kevin Ray Howell


Mellissa Howell

STATE OF NORTH CAROLINA
COUNTY OF Transylvania

I, the undersigned Notary Public in and for said County and State, hereby certify that Kevin Ray Howell and Mellissa Howell 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 31st day of July, 2025.


Notary Public
My Commission Expires: 2-2-27

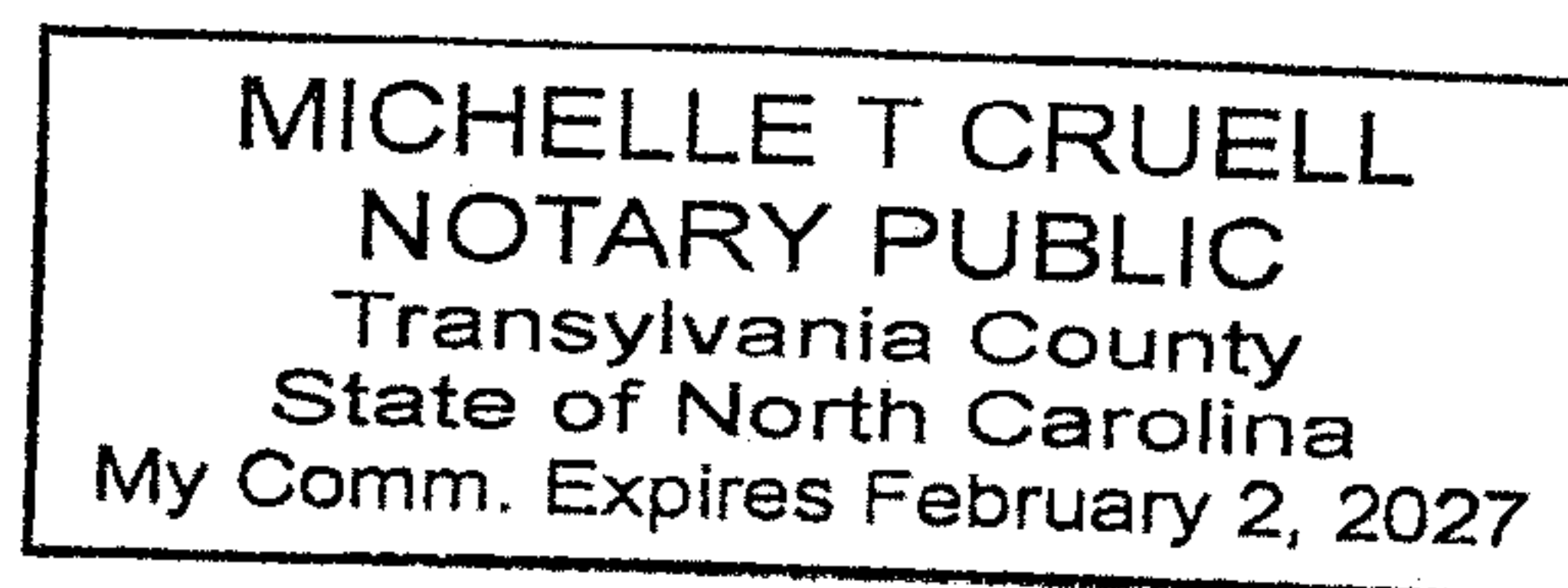


EXHIBIT " A "

Property Address: 130 Hwy 221, Montevallo, AL 35115

Begin at a point on the North line of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 22 South, Range 3 West, which is 986.4 feet East of the Northwest corner of said 1/4 1/4 Section; thence run South 424.67 feet to the point of beginning; thence run South 388.77 feet to a point 50 feet from the center line of the Old Southern Railway spur line as it lay on July 2, 1941. (now the center line of County Highway 221); thence run parallel to the said Highway 221 Southeasterly for 127 feet; thence North 410.93 feet; thence West 125 feet to the point of beginning. This property is situated in Shelby County, Alabama, and contains 1.15 acres, more or less.

Also

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West; thence run Eastwardly along the North line thereof for a distance of 986.4 feet; thence turn an angle to the right of 88 deg. 44 min. 50 sec. for a distance of 358.70 feet to the point of beginning; thence South 87 deg. 53 min. 57 sec. East for a distance of 125.00 feet; thence South 02 deg. 06 min. 04 sec. West for a distance of 75.97 feet; thence North 87 deg. 53 min. 58 sec. West for a distance of 125.00 feet; thence North 02 deg. 06 min. 02 sec. East for a distance of 75.97 feet to the point of beginning. Containing 0.22 acres, more or less.

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>Kevin Ray Howell and Mellissa Howell</u> Mailing Address <u>119 Mountain Laurel Lane</u> <u>Pisgah Forest, NC 28768</u> Property Address <u>130 Hwy 221</u> <u>Montevallo, AL 35115</u> 	Grantee's Name <u>Solomon Glenn and Kaytlen DeSimone</u> Mailing Address <u>130 Highway 221</u> <u>Montevallo, AL 35115</u> Date of Sale <u>07/31/2025</u> Total Purchase Price <u>\$265,000.00</u> or Actual Value \$ _____ or Assessor's Market Value \$ _____
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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)

<input checked="" type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other _____
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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 7/31/2025

☐ Unattested

(verified by)

Print

Sign

Kevin Howell Mellissa Howell
Mellissa Howell
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2025 03:36:49 PM
\$44.50 KELSEY
20250801000235580

Form RT-1

Allen S. Bayl