

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Lisa Gillis Warren
5081 Crossings Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FOUR HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$479,900.00), and other good and valuable consideration in hand paid to Jimmy H. Howard, an unmarried man, by and through Leslie Holliday, Forney E. Howard, and Paige T. Hood, his Attorneys-in-Fact and Agents, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Lisa Gillis Warren (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 230, according to the Survey of Phase Four Caldwell Crossings 2nd Sector, as recorded in Map Book 32, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$383,920.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their 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 his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

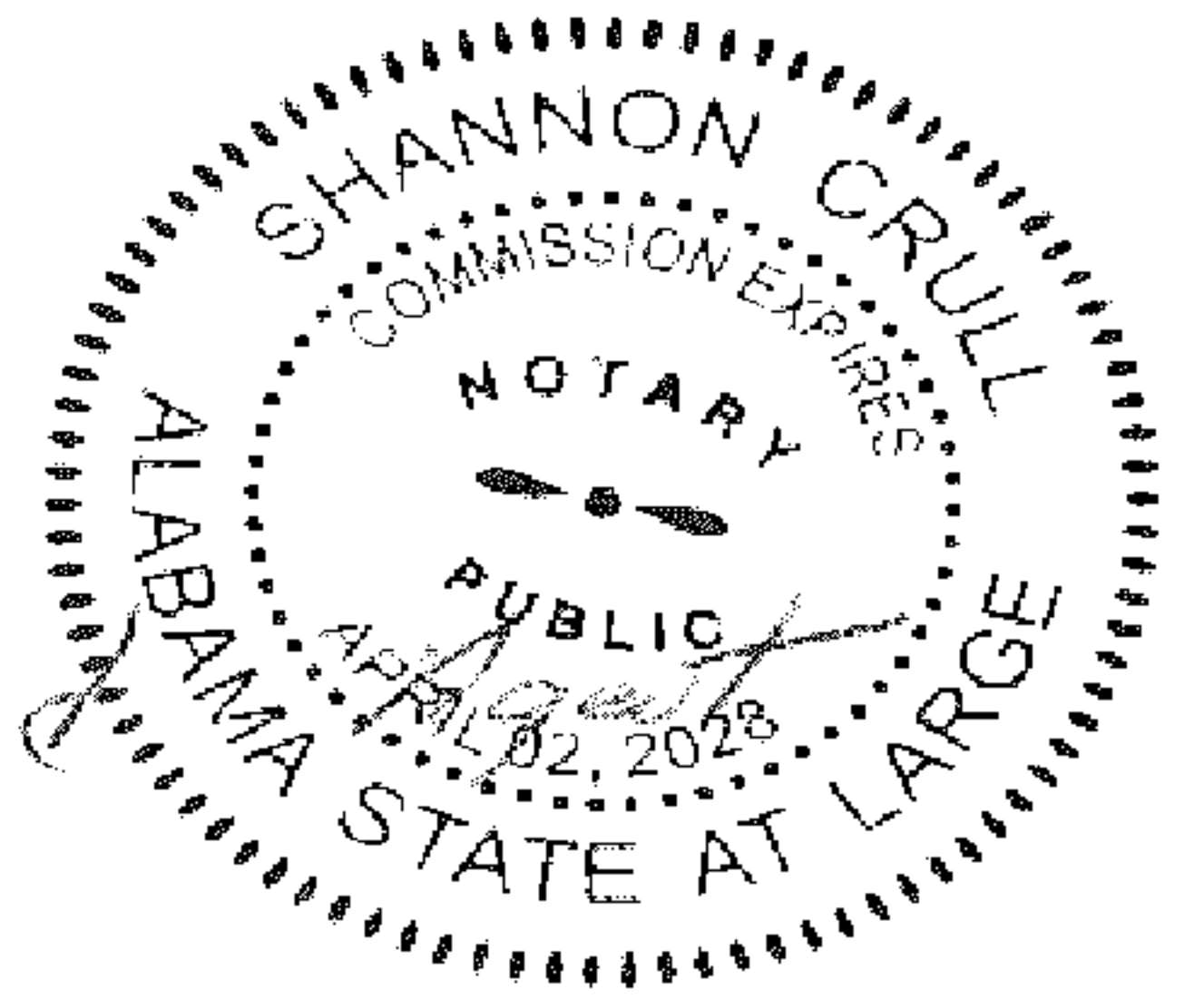
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 8th day of August, 2025.

Jimmy H. Howard by Leslie Holliday, Agent
Jimmy H. Howard by Leslie Holliday, his Attorney-In-Fact and Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Leslie Holliday whose name as Attorney-in-Fact and Agent for Jimmy H. Howard 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 conveyance, she executed the same voluntarily and with full authority as Attorney-in-Fact and Agent on the day the same bears date.

Given under my hand and official seal this 7 day of August, 2025.



[Signature]
Notary Public

My Commission Expires: 4/2/28

Jimmy H. Howard by Fourney E. Howard
Jimmy H. Howard by Fourney E. Howard, his Attorney-In-Fact and Agent

Jimmy H. Howard by Paige T. Hood
Jimmy H. Howard by Paige T. Hood, his Attorney-In-Fact and Agent

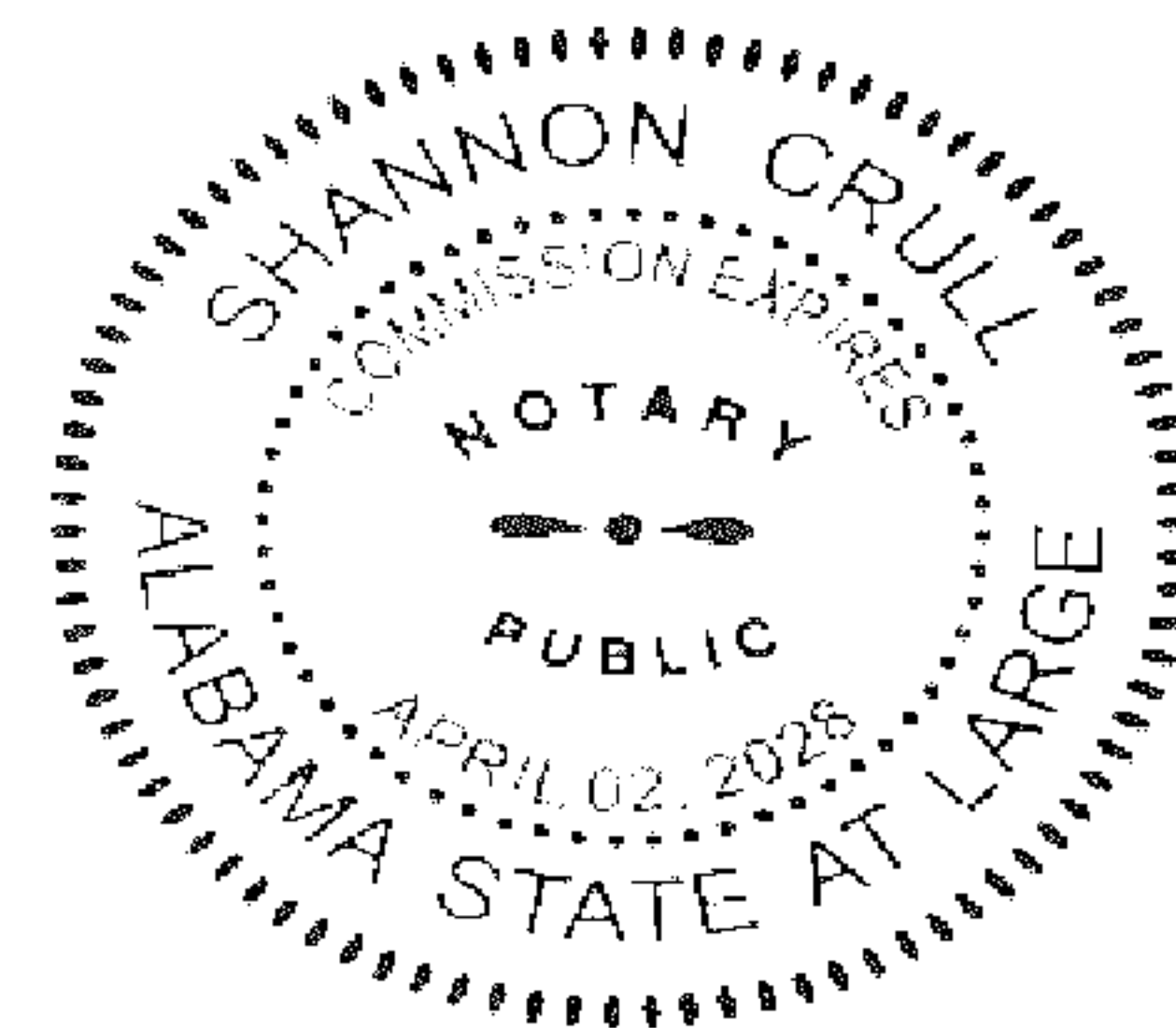
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that ^{SEC} Fourney E. Howard and Paige T. Hood, whose names as Attorneys-in-Fact and Agents for Jimmy H. Howard are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and with full authority as Attorneys-in-Fact and Agents on the day the same bears date.

Given under my hand and official seal this 8 day of August, 2025.

[Signature]
Notary Public

My Commission Expires: 4/2/28



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>Jimmy H. Howard</u>	Grantee's Name	<u>Lisa Gillis Warren</u>
Mailing Address	<u>5737 Chetham Hill</u> <u>Pinson, AL 35126</u>	Mailing Address	<u>4081 Crossings Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>4081 Crossings Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>08/08/2025</u>
		Total Purchase Price	<u>\$479,900.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" 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 8/18/25

Unattested _____ (verified by)

Print Shannon Crull

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2025 12:05:21 PM
\$124.00 JOANN
20250813000247700

Allie S. Bayl