



20250828000263600 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
08/28/2025 08:33:08 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 8th day of July, 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 409 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:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 1 East; thence run South along the West line thereof 22.83 feet to the Southerly right of way of Shelby County Highway 48; thence 89 degrees 40 minutes 46 seconds right run Easterly along said right of way 307.10 feet to the point of beginning; thence continue along the last described course 362.65 feet; thence 90 degrees 22 minutes 49 seconds right run Southerly 240.0 feet; thence 89 degrees 38 minutes 09 seconds right run 362.65 feet; thence 89 degrees 44 minutes 49 seconds right run Northerly 239.90 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT

A parcel of land in the Northeast quarter of the Northwest quarter of Section 2, Township 21 South, Range 1 East, being a part of the same land described in Deed to Stephanie Brown, recorded in Instrument #2000-36820 of the real property records in Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at an iron found at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 2; thence North 89°48'57" East, along the North line of said section, a distance of 307.18 feet to a point; thence South 00°16'18" East, a distance of 24.87 feet, to a 1 $\frac{1}{2}$ " square tubing, found at the point of beginning; thence South 89°15'12" East, a distance of 155.72 feet, to a $\frac{1}{2}$ " rebar set, with a cap stamped S. Wheeler CA 0502; thence South 00°44'48" West, a distance of 238.05 feet to a 1 $\frac{1}{2}$ " pipe found; thence North 89°56'40" West, a distance of 151.47 feet to a 1 $\frac{1}{2}$ " square tubing, found; thence North 00°16'18" West, a distance of 239.90 feet to the point of beginning.

DESCRIPTION PROVIDED BY THE PARTIES.

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

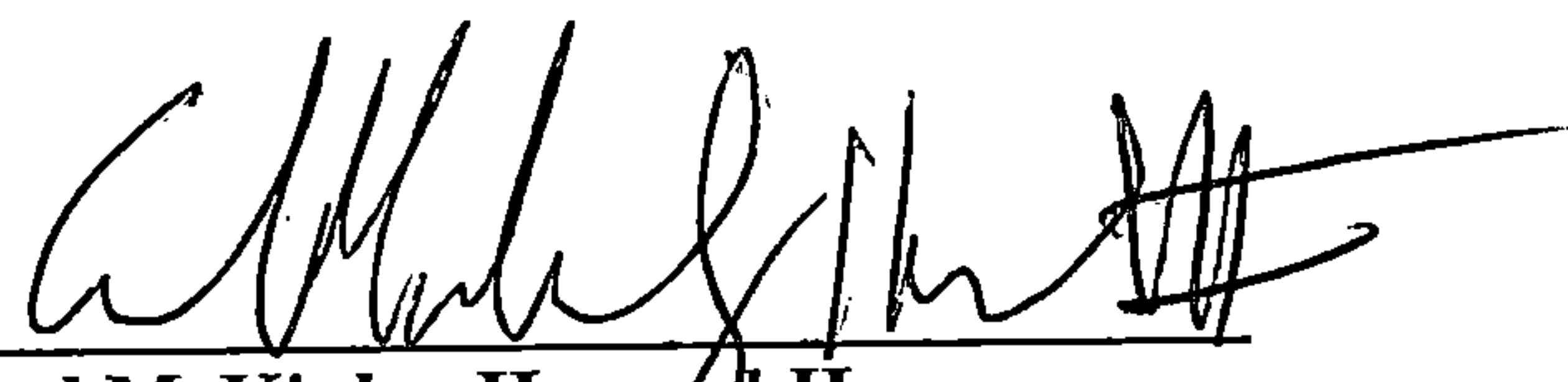
Shelby County, AL 08/28/2025
State of Alabama
Deed Tax: \$5.00

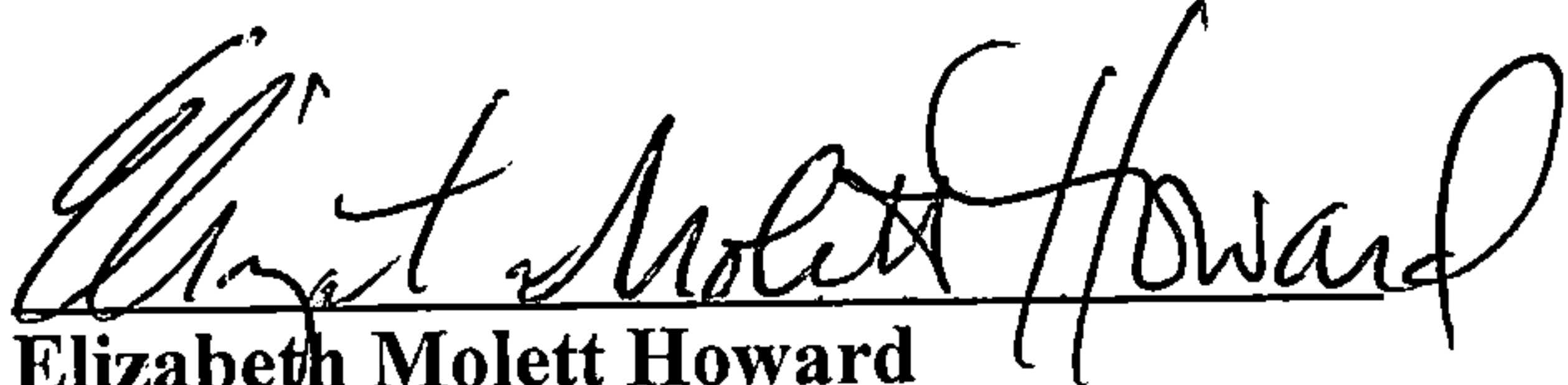
NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

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.

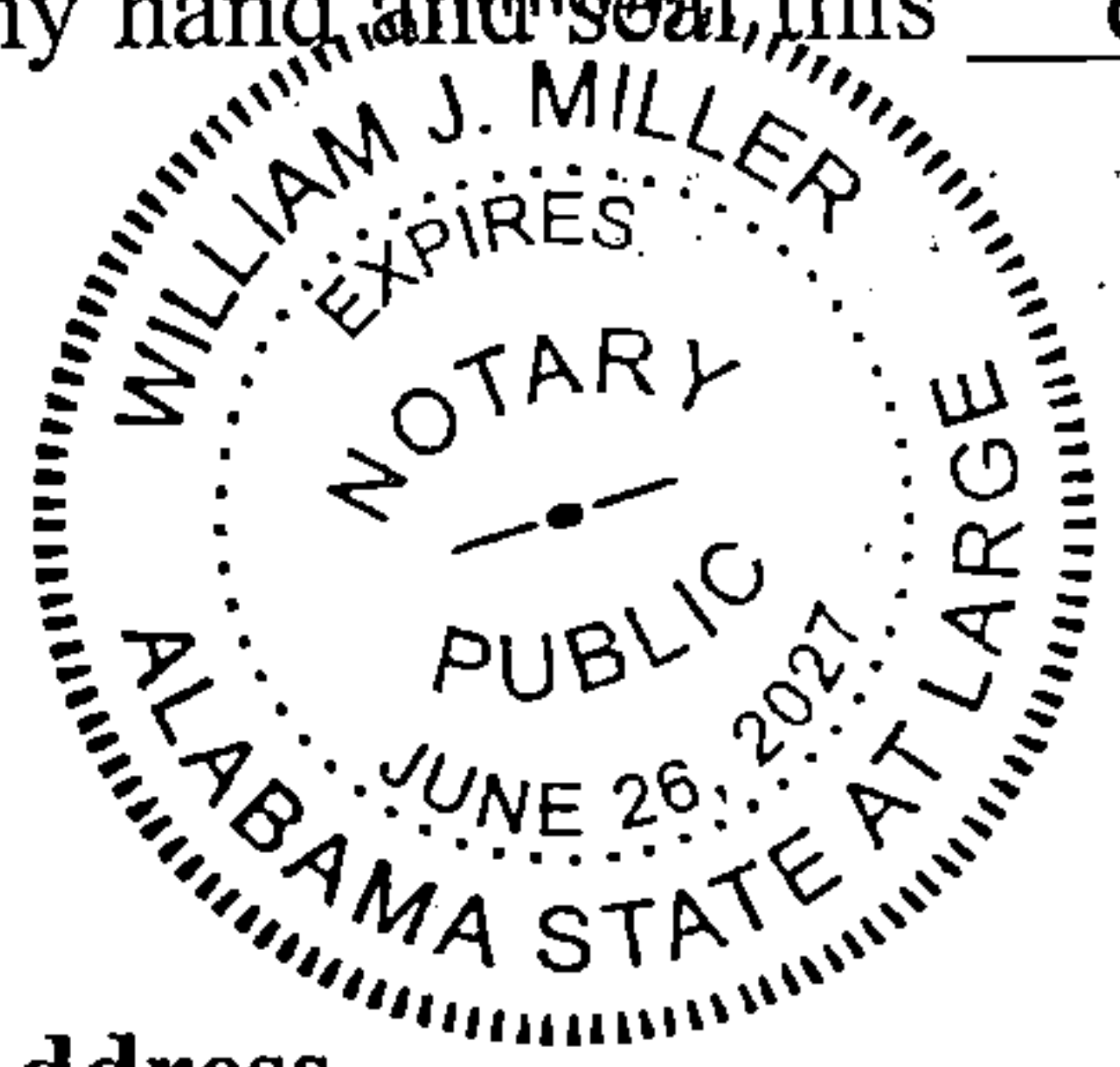
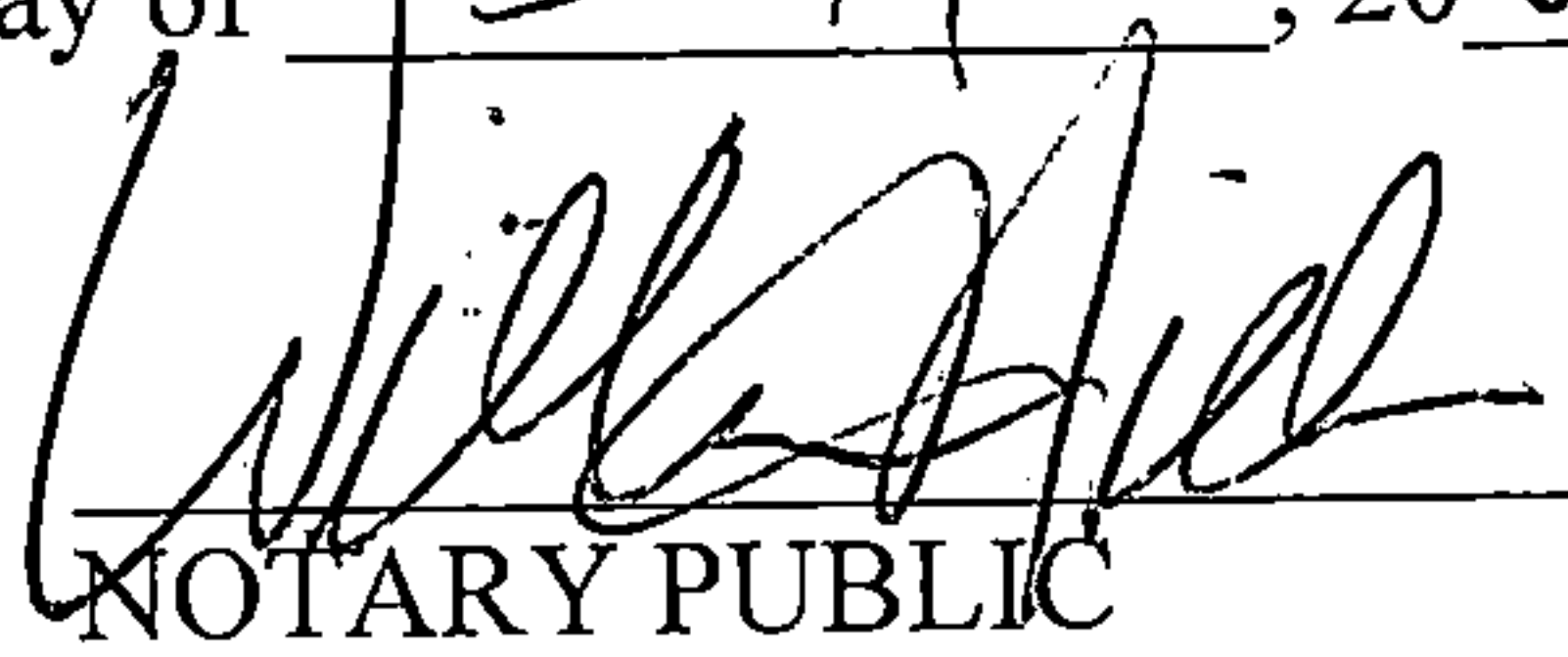
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 8th day of July, 2025.


Carl McKinley Howard II


Elizabeth Molett Howard

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 8th day of July, 2025.
[SEAL]  
NOTARY PUBLIC

Grantee's Mailing Address
2454 Blue Springs Rd
Wilsonville, AL 35186

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 Molett
Mailing Address Howard, Trustees of the 409 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 \$ 5,000

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 any.

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 8/28/25

Print Elizabeth Molett Howard

☐ Unattested

Sign

Elizabeth Molett Howard
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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