

SEND TAX NOTICE TO:

Kevin L. Howze / Carolyn M. Howze

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051



20251103000336290 1/4 \$32.50
Shelby Cnty Judge of Probate, AL
11/03/2025 11:30:11 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Two Hundred and no/100 Dollars (\$1,200.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Mary Fletcher**, a widow, and **Delilah Daviston**, a married woman (herein referred to as grantors), do grant, bargain, sell and convey unto **Kevin L. Howze** and wife, **Carolyn M. Howze** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein. Said Exhibit "A" is signed by Grantors for identification.

The above-described property constitutes no part of the homestead of Grantor Delilah Daviston.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

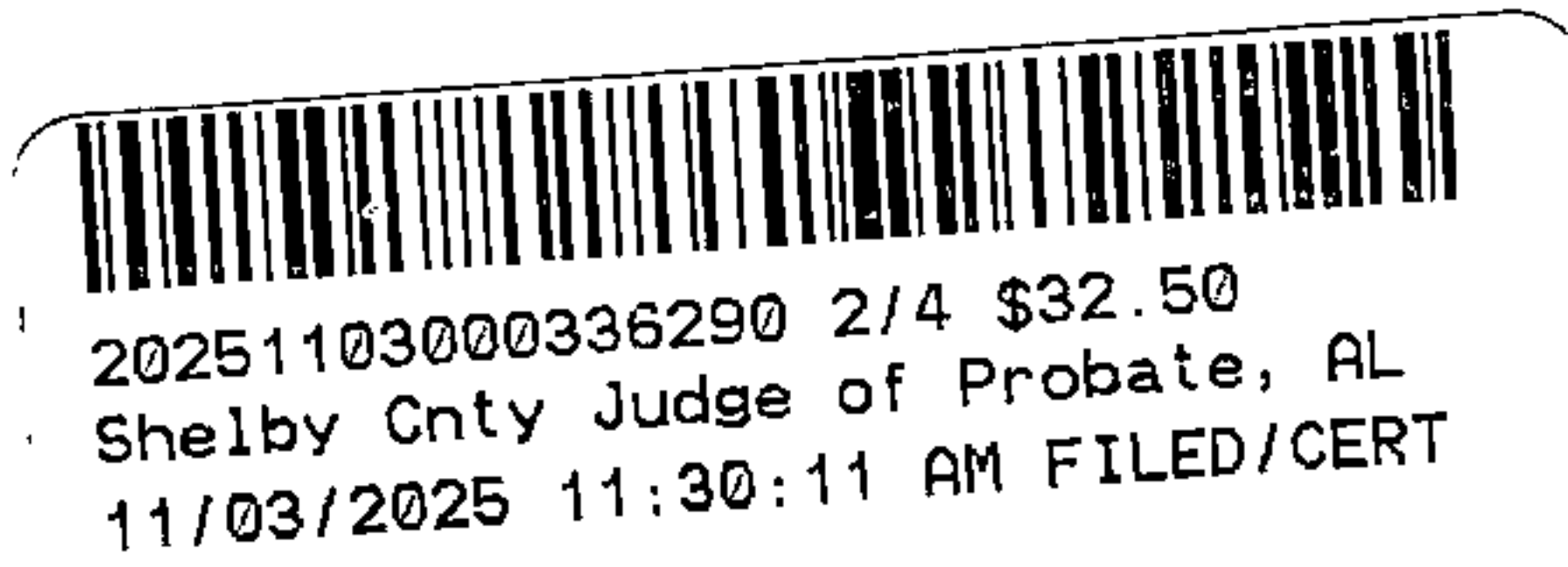
IN WITNESS WHEREOF, I, or each of us, have hereunto set our hands and seals, this 27 day of Oct, 2025.

Mary Fletcher (SEAL)
Mary Fletcher

Delilah Daviston (SEAL)
Delilah Daviston

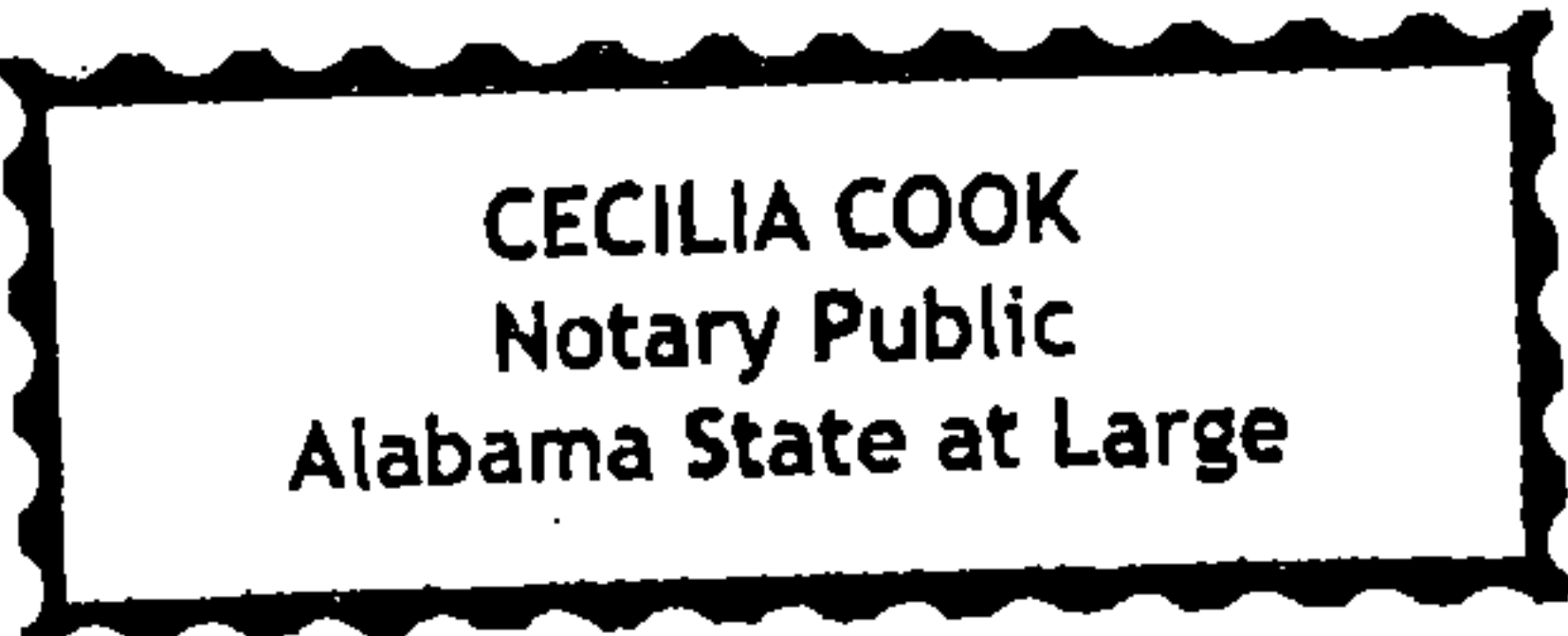
Shelby County, AL 11/03/2025
State of Alabama
Deed Tax: \$1.50

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Fletcher**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2025.



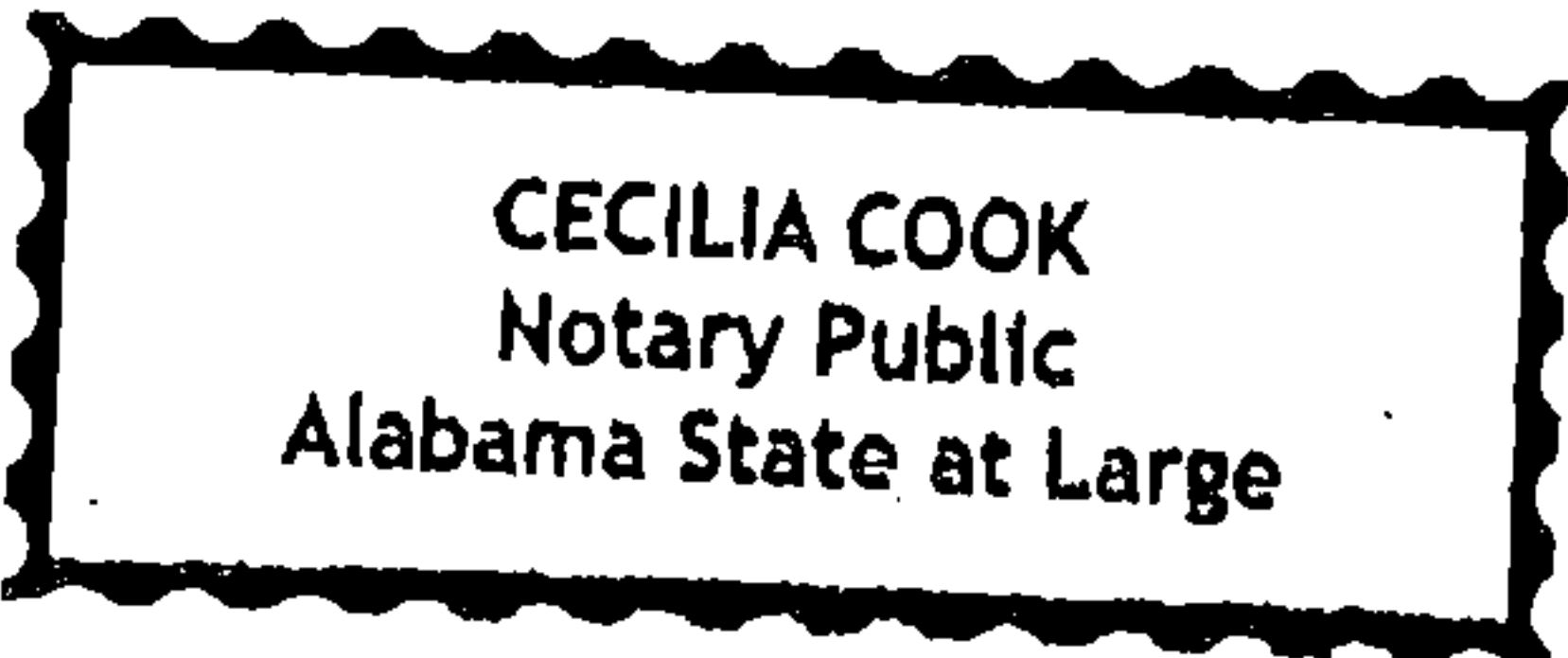
Cecilia Cook (SEAL)
Notary Public

My Commission Expires: 7/15/2026

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Delilah Daviston**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2025.



Cecilia Cook (SEAL)
Notary Public

My Commission Expires: 7/15/2020

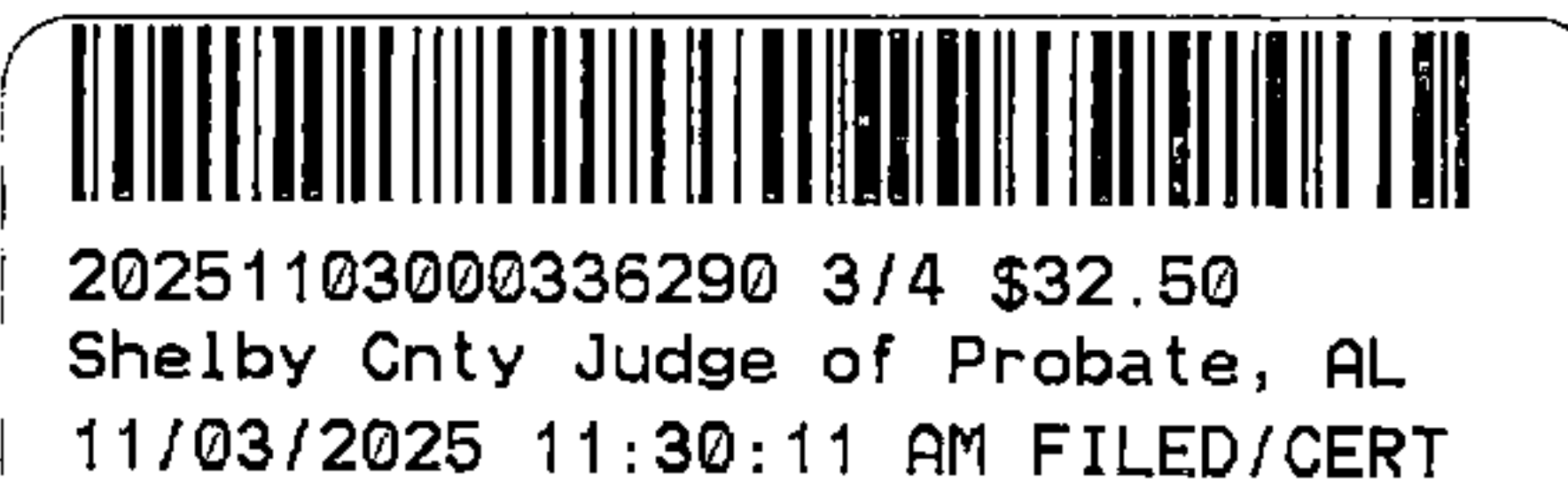
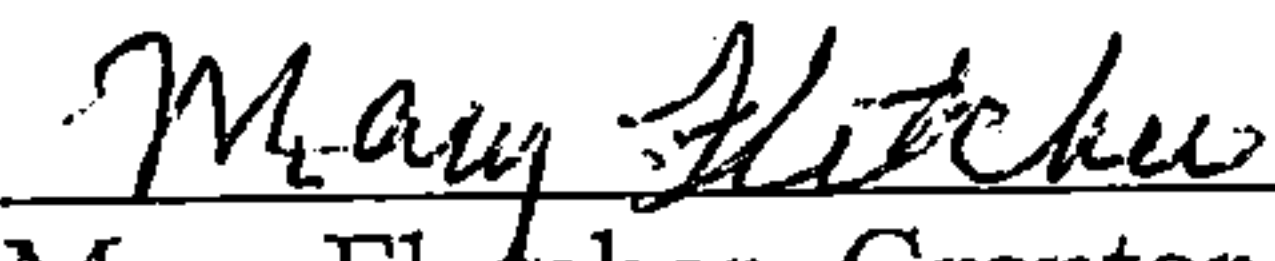


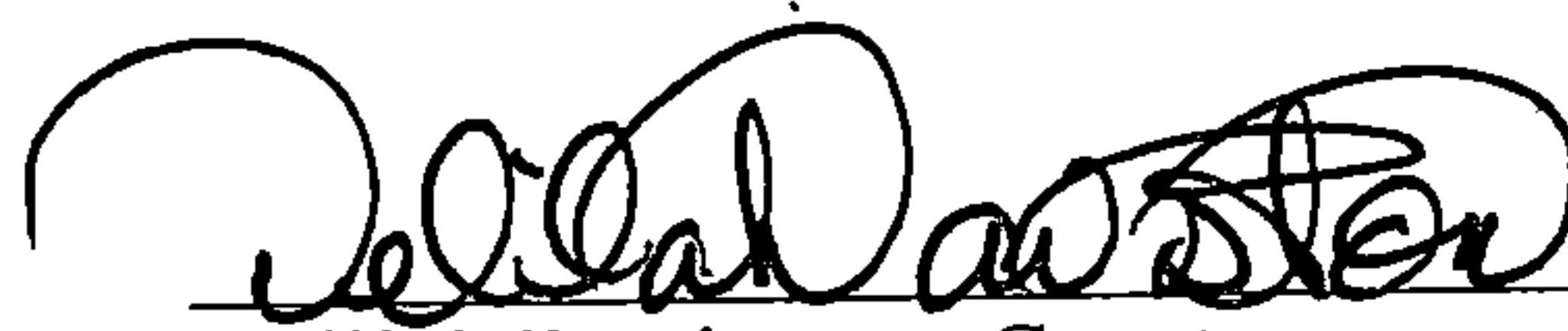
Exhibit "A"

A tract of land, lying in the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of said 1/4-1/4 section, thence North 88 degrees 00 minutes 25 seconds East along the North line of said 1/4-1/4 for a distance of 429.00 feet to a 1-1/2" open top pipe found; thence North 88 degrees 49 minutes 42 seconds East for a distance of 86.95 feet to a 1" open top pipe found; thence leaving said North line, South 01 degrees 06 minutes 39 seconds East for a distance of 210.04 feet to a 1-1/2" open top pipe found; thence North 88 degrees 34 minutes 04 seconds East for a distance of 209.26 feet to a 1-1/2" open top pipe found; thence South 01 degrees 01 minutes 52 seconds East for a distance of 707.73 feet to a 1" crimp found; thence South 00 degrees 53 minutes 39 seconds West for a distance of 209.13 feet to a 1/2" rebar found; thence South 89 degrees 12 minutes 38 seconds West for a distance of 85.41 feet to a 1/2" capped rebar stamped "PLS#37248 CA-1084-LS" set and the POINT OF BEGINNING of the tract herein described; thence South 00 degrees 35 minutes 40 seconds East for a distance of 210.50 feet to a 2" open top pipe found on the North right-of-way margin of Highway 201; thence South 88 degrees 57 minutes 23 seconds West along said right-of-way for a distance of 11.00 feet to a 1/2" capped rebar stamped "PLS#37248 CA-1084-LS"; thence leaving said right-of-way, North 00 degrees 35 minutes 40 seconds West for a distance of 210.55 feet to a 1/2" capped rebar stamped "PLS#37248 CA-1084-LS" set; thence North 89 degrees 12 minutes 25 seconds East for a distance of 11.00 feet to the POINT OF BEGINNING. Containing 0.05 acres, more or less.

SIGNED FOR IDENTIFICATION:


Mary Fletcher- Grantor


Delilah Daviston - Grantor

Real Estate Sales Validation Form

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

Grantor's Name MARY B. Fletcher
Mailing Address DELIAH DAVIDSON
1791 Hwy 201
CALERA, AL 35040

Grantee's Name KEVIN OR CAROLYN
Mailing Address HOWZE
1841 Hwy 201
CALERA, AL 35040

Property Address 1791 Hwy 201
CALERA, AL 35040

Date of Sale 4-2-25
Total Purchase Price \$ 1200.00
or
Actual Value \$
or
Assessor's Market Value \$

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 11-3-25

Print KEVIN L. HOWZE

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

