

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Charles Curtis James, Jr. and Anita  
Shepherd James  
1407 Legacy Drive  
Birmingham, AL 35242

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Million Two Hundred Fifty Thousand And No/100 Dollars (\$1,250,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, John E. Howell and Wendy M. Howell, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Charles Curtis James, Jr. and Anita Shepherd James (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 808, according to the Map and Survey of Greystone Legacy, 8th Sector, Phase I, as recorded in Map Book 31, page 14 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$1,125,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 2<sup>nd</sup> day of December, 20 25.

John E. Howell  
John E. Howell

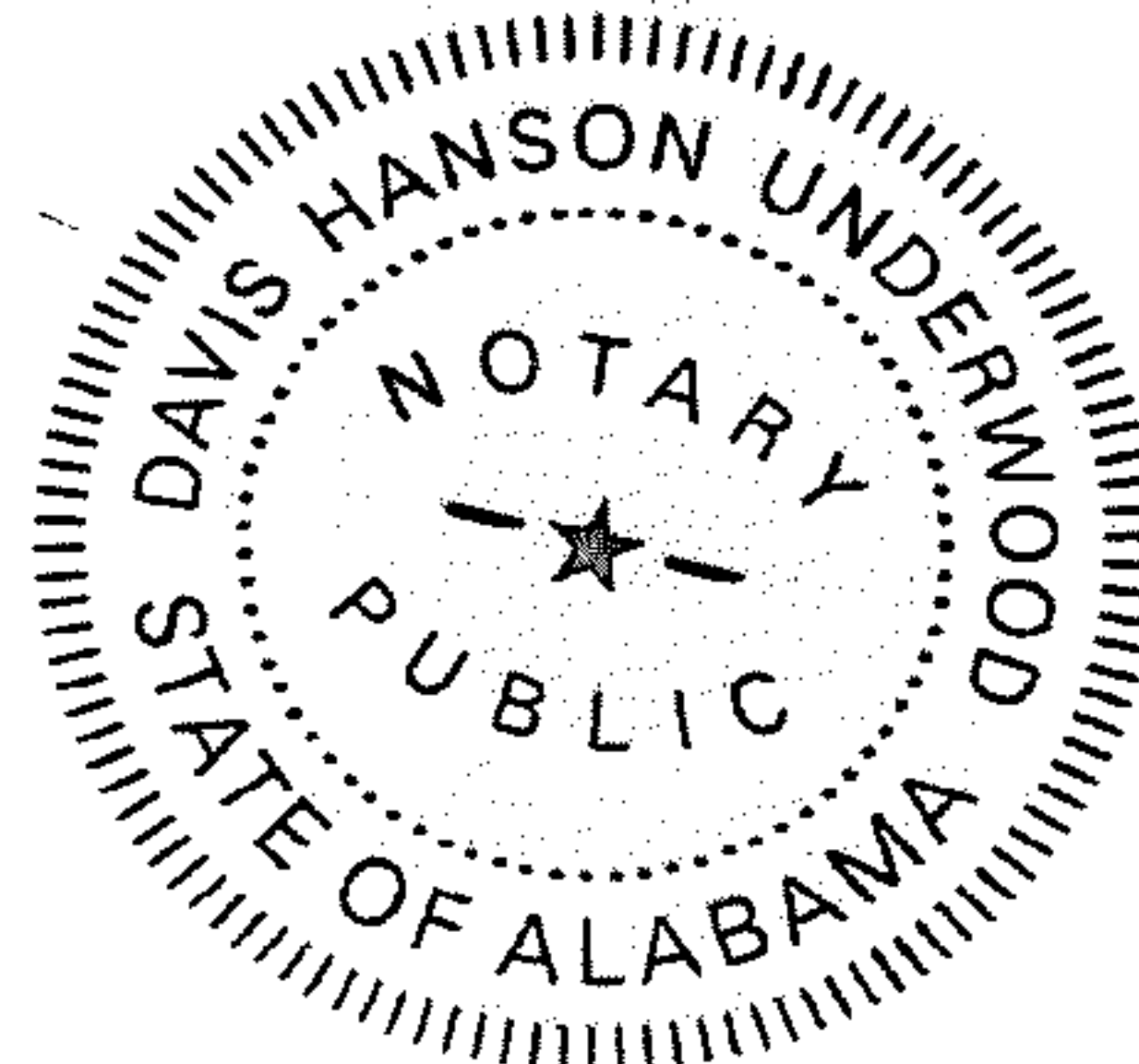
Wendy M. Howell  
Wendy M. Howell

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Howell and Wendy M. 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 on this 2<sup>nd</sup> day of December, 20 25.

Notary Public  
My commission expires: 07-24-27



**Real Estate Sales Validation Form**

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

Grantor's Name	John E. Howell and Wendy M. Howell	Grantee's Name	Charles Curtis James, Jr. and Anita Shepherd James
Mailing Address	<u>220 South Oak Drive</u> <u>Birmingham, AL 35242</u>	Mailing Address	1407 Legacy Drive Birmingham, AL 35242
Property Address	1407 Legacy Drive Birmingham, AL 35242	Date of Sale	December 2, 2025
		Total Purchase Price	\$1,250,000.00
		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**

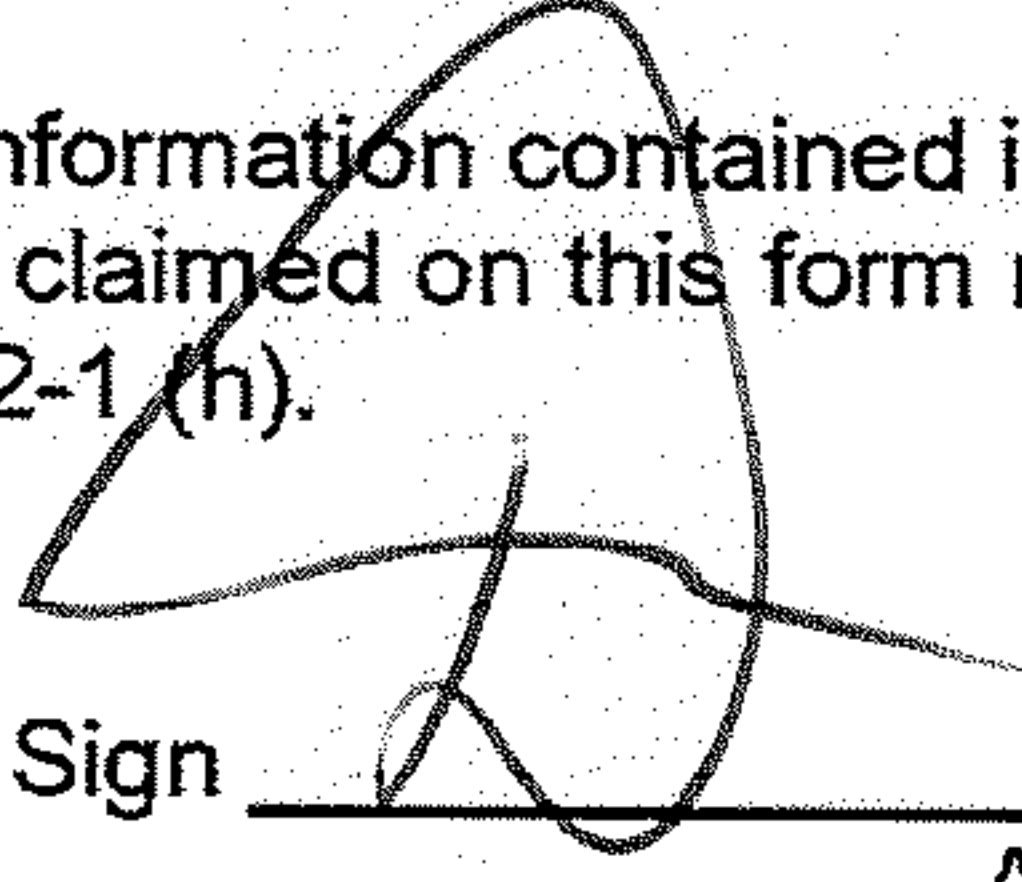
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

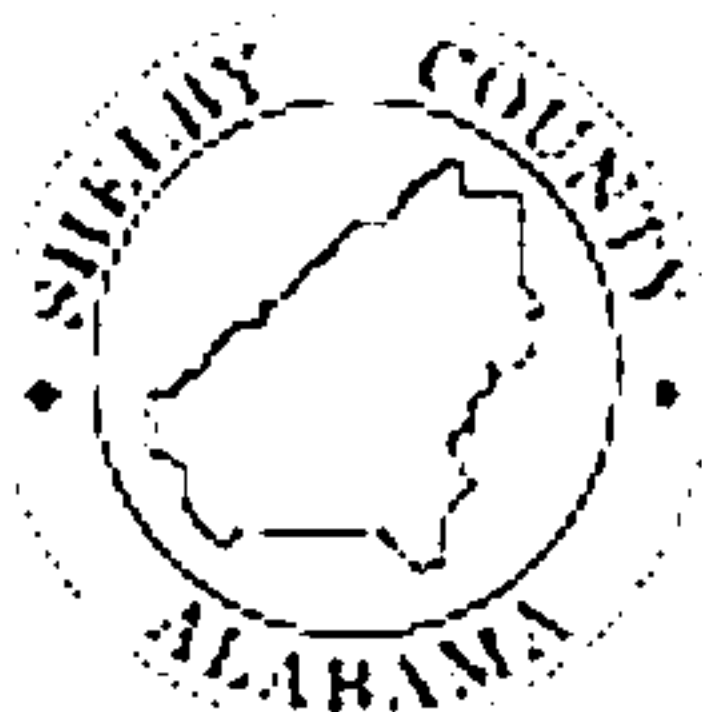
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: December 2, 2025

Sign   
 Agent



Validation For...

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/03/2025 08:06:17 AM  
 \$153.00 KELSEY  
 20251203000369590

*Allen S. Bayl* 203