



20260105000003020 1/3 \$130.00  
Shelby Cnty Judge of Probate, AL  
01/05/2026 01:47:14 PM FILED/CERT

## HEIRSHIP DEED

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS,**

WHEREAS, Voyd Howard is the owner of record of the below described real property located in Shelby County, Alabama, by virtue of that certain Warranty Deed recorded on May 29, 1967 in Deed Book 248, Page 485; and

WHEREAS, Geraldine Howard is the owner of record of the below described real property located in Shelby County, Alabama, by virtue of that certain Warranty Deed recorded on May 29, 1967 in Deed Book 248, Page 485; and

WHEREAS, Voyd Howard died a resident of Shelby County, Alabama, on or about May 5, 2017, seized of the below premises, intestate, and no proceedings were had in the estate; and

WHEREAS, Geraldine Howard died a resident of Shelby County, Alabama, on or about February 15, 2025, seized of the below premises, intestate, and no proceedings were had in the estate; and

WHEREAS, Tearence Howard, who is of full age and sound mind, is the sole surviving heir at law of Voyd Howard, deceased and Geraldine Howard, deceased; and

WHEREAS, the decedents left no descendants of any deceased child or children or any other lawful heirs at law other than those named above;

NOW, THEREFORE, by virtue of the premises and in consideration of Ten Dollars and no/100 (\$10.00), in hand paid by Tearence Howard and Cathy Howard, the receipt of which is hereby acknowledged, Tearence Howard, as the sole heir at law of Voyd Howard, deceased and Geraldine Howard, deceased (hereinafter Grantor) do hereby grant, bargain, sell and convey unto the said Tearence Howard and Cathy Howard, the following described parcel of real property located within Shelby County, Alabama, to-wit:

### **The West Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 6, Township 18 South, Range 2 East.**

**THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE THE  
HOMESTEAD OF ANY HEIRS AT LAW.**

**Subject to:**

Any and all existing mortgages, assessments and/or liens.  
Mineral and mining rights not owned by the Grantors.



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Ad valorem taxes for the year 2025 and thereafter.

Easements, setback lines and matters of survey as shown on recorded plat.

Grantors or Grantees did not request a title examination.

Property description provided by the Grantors.

TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

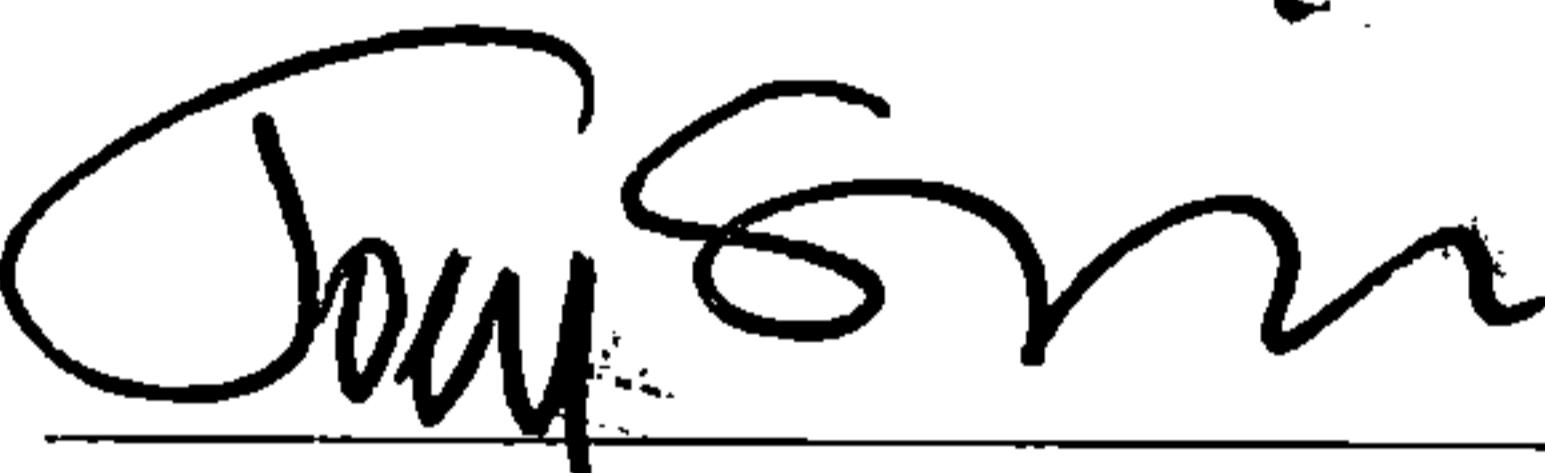
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 5 day of January, 2026.

  
Tearence Howard, sole heir at law

**STATE OF ALABAMA  
COUNTY OF ST. CLAIR**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tearence Howard, whose named as the sole heir at law of Voyd Howard, deceased and Geraldine Howard, deceased, 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, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 5 day of January, 2026.

  
Notary Public  
My Commission Expires

**THIS INSTRUMENT PREPARED BY:**

Law Office of Joey Stevens, LLC

2101 First Avenue North

Pell City, Alabama 35125

(205) 814-0011

# 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>Oliver Vovd Howard</u>
Mailing Address	<u>Geoldice Howard</u> <u>15025 Hwy 43</u> <u>Landover Pl. 35196</u>

Grantee's Name Terrence Howard  
Mailing Address Cathy Howard  
15061 Hwy 43  
VanDiver AL 35176

Property Address 15025 Hwy 43  
Varadero Al 35176

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 100,630

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 of**  
**to property and their current mailing address.**

A standard linear barcode consisting of vertical black bars of varying widths on a white background.

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**Grantee's name and mailing address - provide the name of the person to whom the 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 1-5-26

Print Terence Howard Cathy Howard  
Sign Terence Howard  
Cathy Howard  
(Grantor/Grantee/Owner/Agent) circle one

### Unattested

(verified by)