



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.

Shelby County, AL 01/05/2026
State of Alabama
Deed Tax:\$101.00




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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 GRANTEES 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 Oliver Vond Howard
Mailing Address Geraldine Howard
15025 Hwy 43
Vandiver Al. 35176

Grantee's Name Terence Howard
Mailing Address Cathy Howard
15061 Hwy 43
Vandiver Al. 35176

Property Address 15025 Hwy 43
Vandiver 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)

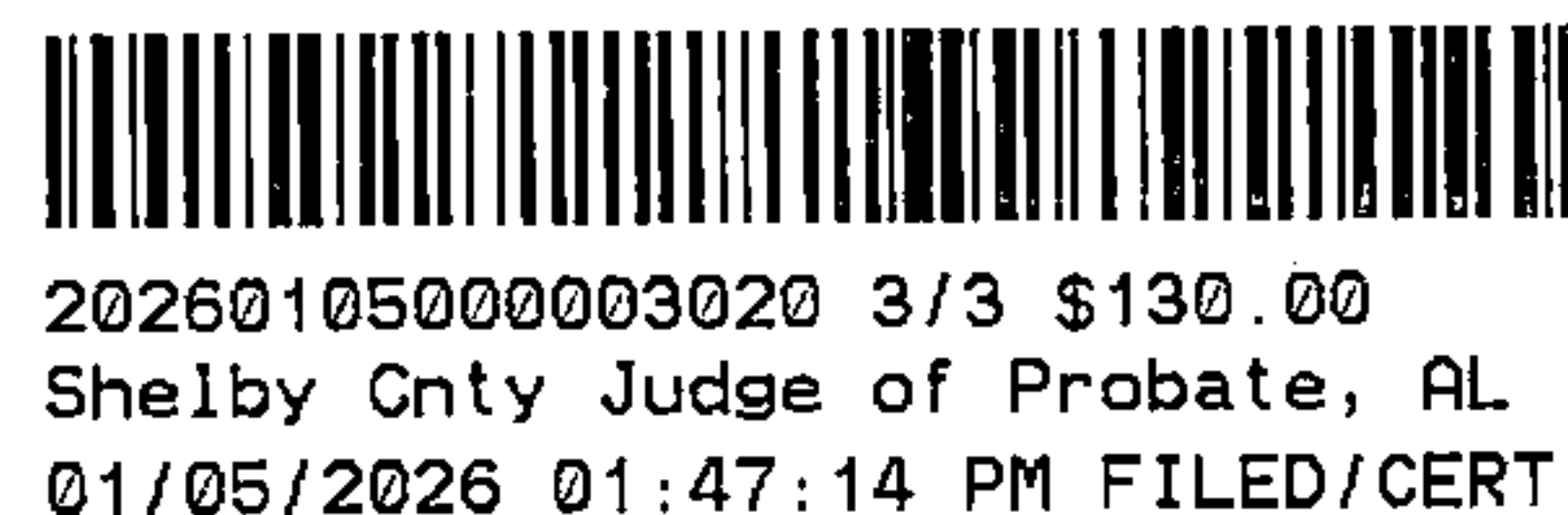
☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ 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 or persons who own the property 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 1-5-26

Unattested

(verified by)

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